

# Stow-on-the-Wold and the Swells Neighbourhood Development Plan

## Volume 3

Representations made using on-line form

### Contents

Adam Richard Fleming .....	9
Adriana Sanchez Reyes .....	9
Alison Cunliffe .....	10
Alun Meirion White.....	10
Amanda Brooks.....	10
Amanda Downes .....	11
Andrew & Tim Pirrie-Franks.....	11
Andrew Bound .....	11
Andrew Clive peverelle .....	12
Andy McGregor.....	12
Angela Francis .....	15
Angela Pinder.....	15
ANGELIKI BALTZAKI .....	16
Angie Hunt .....	16
Anna MacCurrach .....	17
Anna Marie Wheeler.....	18
Anna Wodzianski.....	18
Annabel Haywood.....	20
ANNABEL KIRKPATRICK .....	22
Anne Tierney Horne .....	22
Anthony Gregory.....	23
Anthony McGarel-Groves .....	23
Anthony Nicholas Clark.....	24
Antigone Dean .....	24
Archie Bell .....	25
Asad Noorani.....	26
Audrey Ann Masur .....	27

C Halstead .....	27
Carey Manning .....	27
Caroline Beale .....	28
Caroline Fleming .....	28
Caroline Okane.....	29
Catherine Price.....	29
Cathryn Jane Watson .....	30
Celia Djivanovic .....	31
Charles David Rae Watson .....	31
Charles Welham .....	31
Chloe Smith .....	32
Chris Whaley .....	33
Christianna Coltart .....	33
Christine Brown.....	33
Christopher and Annie cox.....	34
Christopher Coade .....	35
Christopher Cooper.....	35
Christopher Crewe-Read.....	35
Christopher John Wheeler .....	36
Christopher Saye .....	36
Claire Carroll.....	37
Clare James .....	37
Colin Gibson .....	37
Colin Greenslade and Kate Magson .....	39
Cordelia Kenner .....	39
Corinna Tonks .....	40
Craig S .....	40
D Smalls.....	40
Danielle Fremantle.....	41
Danielle Kenner.....	42
David Alexander Germaney .....	43
David Astor .....	44
David Cunliffe.....	44
David Dugdale .....	45
David Fox.....	45
David Helliwell .....	45

David Robson .....	46
David Sargentson .....	47
David Stanley Rae Watson .....	48
David Walker .....	48
Deirdre Boyle .....	49
Diane Close .....	49
Dilys Neill.....	50
Donald James Gifford.....	51
Dr Anthony Gershuny .....	52
Dr Nigel Moor.....	52
Edward Sale.....	53
Eleanor Paget .....	53
Elise Dawes .....	54
Elizabeth Wills .....	54
Eloise Duckworth .....	55
Emily Campbell.....	56
Emily Tasker .....	56
Emma Ashton.....	56
Emma Keswick .....	58
Frances bendig.....	58
Gayle Thompson .....	59
Geoffrey Williams .....	59
Gerard Nock .....	60
Giles A Thorley .....	60
Glynn Hughes .....	62
Greg Forster .....	62
Guy Burkill.....	63
Hannah Totham .....	64
Hazel Foggin .....	65
Helen Middleton-Price.....	65
Henrietta Kenney-Herbert .....	68
Hilary Ponti.....	69
Hugh Tollemache .....	69
I Hunter .....	70
Iona Sale.....	71
J Tatts .....	72

Jacqueline O'Neill.....	72
Jacqueline Thomson.....	73
James Vaughan-Hitchcock .....	73
Jane Billington .....	74
Janet Eustace .....	74
Jeni Smith.....	75
Jennifer Leigh .....	75
Jenny Evanson.....	76
Jesse D'Ambrosi .....	76
Jessica Mitchell .....	77
Jessica Sheldrick.....	77
Joanna Parris.....	77
John and Joanna Ireland .....	78
John Anthony Leonard .....	78
John Bausor.....	79
John Forbes Campbell.....	80
John Matthews .....	81
Jolyon Grey.....	81
Joseph Bennett .....	82
Josephine Evans .....	82
Judith Walker .....	83
Julia Pickles .....	83
Juliet Jones .....	84
kate sloane .....	84
Katherine Bayliss.....	85
Katherine Youhanna.....	85
Keith Fell.....	86
<b>State paragraph number or policy you wish to comment on: Snhp.....</b>	<b>87</b>
Lady Caroline Rosa Joan Yarrow .....	87
Laura Butler-Madden .....	88
Lesley Bishop Milnes .....	88
Lesley Hawkins .....	88
Linda harris.....	89
Lisa Armstrong .....	90
Lora Kozarska .....	90
Lord Ashton of Hyde .....	90

Lorna Eayrs.....	91
Lucinda Smith.....	92
Lucy Jane Maturin LLOYD.....	92
Lucy morris.....	93
Lucye Deacon.....	93
Luke Morgan.....	94
Luke Richard Annaly.....	94
Lynda Rollason.....	95
Lynn Greenwold.....	96
Maddie Kenner.....	98
Madeleine Derwent.....	98
Manan Sagar.....	99
Marcus Vere.....	99
Margaret Caley.....	100
Margaret Ruth Deacon.....	100
Margaret Turner.....	102
Marian Waters.....	103
Mark Harrison.....	103
Mark Wightman.....	104
Martin MacCurrach.....	104
Martin Barnett.....	105
Meriel Roberts.....	106
MFremantle.....	106
Michael Abel Smith.....	117
Michael Elliot.....	117
Michael Hunt.....	117
michael moseley.....	118
Miss P.E. Bray.....	118
Mr D Hingley.....	119
Mr John Wills.....	120
Mrs Boni Webb.....	120
Mrs Jane Philippa Pope.....	121
Mrs Jennifer Fox.....	121
Mrs Kimberley MacCurrach.....	122
Mrs M Barnett.....	122
Mrs Shayesta Robson.....	123

Mrs T Robbins .....	125
Mrs. D. Keightley.....	125
N Wilson.....	125
Nicholas morris .....	126
Nicola Akers .....	126
Nicola Crewe-Read.....	127
Nicola Noorani .....	128
Nicole Mortiboys.....	128
Nigel R Surman.....	129
Noelle Murbach-Lami .....	129
Olive Penelope James .....	130
Paul Bonner .....	130
Paul Fisher .....	131
Paul Walker .....	131
Penelope Garner .....	132
Peter and Julie Amy .....	132
Phillida Faber.....	133
Poppy Scott Plummer .....	133
rachel bisiker .....	134
Rebecca Ross.....	134
Revd Karen Wellman.....	137
Richard Kinder.....	138
Richard Murray .....	138
Richard Whiskard .....	139
Robert Cookson.....	139
Robert Ernest Walters.....	140
Robert Fisher.....	140
Robert MJ Millar .....	141
Robert Slatter.....	141
Robin Williams .....	142
Rosalind Margaret Gaskell .....	142
Rosanne Tollemache .....	143
Rosemary Margaret Clark .....	144
Rosie Bayliss .....	144
Rosie Massoudi .....	145
Rowley Baring .....	145

Rupert Prest .....	146
S. Morris .....	147
Sally Penfold .....	149
Sarah Dennis .....	150
Sharon Trimmer .....	150
Simon CHamberlayne.....	151
Simon Charles Waldegrave Beale .....	151
Simon Clarke .....	152
simon henry kenner .....	152
Simon Meyrick .....	157
simon morant.....	157
Simon Shore .....	158
Sir Andrew Wilson.....	158
Sophia dale.....	159
Sophia Sparke.....	159
SOPHIE LITTLE .....	160
St Edward's Church Parochial Church Council .....	161
Stephen Harris .....	161
Stephen Tweedle .....	162
steve hastings.....	162
Stuart Lord .....	163
Su and Neil Kaplan .....	163
susan comber .....	164
Susan Kinder .....	164
Susan Lewis-Beeching .....	165
Susan Lockett .....	165
Susan Mary Treggiari .....	166
SUSAN NOCK .....	166
Susanna Wilcox .....	167
Suzanne Roberts .....	168
Tara Douglas-Home .....	168
The Hon. Teresa Stopford Sackville .....	169
Tiana Ricketts .....	169
Tilly Flaux.....	170
Tim & Judy Proger .....	171
Timothy Tasker.....	171

Tina Hamer.....	172
Trevor Bigg.....	172
Tricia Roeser.....	173
Valentine Fishlock.....	173
Valerie Margaret Watson.....	174
Verity Edwards-Flaherty.....	174
Vicki Williams.....	175
Victoria Orr-Ewing.....	175
Victoria Brackenbury.....	176
Wendy Sandford.....	176
Willa Prest.....	176
William Alan Ramsey.....	177
William Hanks.....	178
William Lane.....	178
William Richard Skidmore Neill.....	179



# Adam Richard Fleming

**Address:** Swell Wold Farm, Lower Swell, GL541HE

**Organisation and position, if applicable:** Farmer

**State paragraph number or policy you wish to comment on:** SSNP8

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** A rural town like Stow relies on local trade. The great majority of this is by shoppers who make quick trips and enjoy the convenience of easy access by car. Substantially reducing capacity in the centre of town will reduce turnover for shops and trade will pass to the internet or other local towns where parking remains central.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** More homes are fine as long as improved access is provided. Currently traffic congestion off the Fosse is a problem already. The new proposed development will exacerbate this.

# Adriana Sanchez Reyes

**Address:** Market View GL54 1BQ

**Organisation and position, if applicable:** Resident

**State paragraph number or policy you wish to comment on:** Objeción to 240 houses In Stow

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The sewage system can not cope with 240 bor can it cope with services traffic, doctors, schools, road, dentists

# Alison Cunliffe

**Address:** GL54 1DX

**Organisation and position, if applicable:** Business owner

**State paragraph number or policy you wish to comment on:** 5.31

Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I'm in favour of additional parking but not at the expense of losing any from the square. I have a gap an go business. Close parking to my shop is essential.

# Alun Meirion White

**Address:** 19 Shepherds Way, Stow on the Wold, GL54 1EA

**Organisation and position, if applicable:** Town Councillor, Stow on the Wold

**State paragraph number or policy you wish to comment on:** Whole Plan

Support

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Stow is an exceptional town and deserves exceptional treatment. The town has suffered for decades the unintended adverse effects of well intended policies. As a result the sustainability of the community has been gravely prejudiced. At present Stow is bleeding young people, people of working age and children. The majestic Square is now a glorified parking lot. The Plan addresses these and other issues and should be supported

# Amanda Brooks

**Address:** Cutter Brooks, The Square, Stow on the Wold, GL54 1AB

**Organisation and position, if applicable:** Shop, owner

**State paragraph number or policy you wish to comment on:** Removing parking from Stow square

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** As I business owner on the square, reducing parking would negatively impact my business and would force me to consider moving my business to another town. People come from all over the world to visit my shop and we also have a very loyal local clientele. I can imagine how

disappointed they would be to have to park so far away and walk into town. This would be a detriment to all shops on the Square. Please reconsider.

## Amanda Downes

**Address:** Calcot Peak Cottage, Northleach GL54 3QB

**Organisation and position, if applicable:** Retired

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Stow & surrounding area is an AONB - why ruin it, add to the already bad congestion

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Parking is already difficult in Stow

## Andrew & Tim Pirrie-Franks

**Address:** GL56 0NT

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** We are in agreement with Broadwell PC's response - especially in relation to size, waterways, traffic, character of an area immediately adjacent to an AONB.

## Andrew Bound

**Address:** Upper Swell Farm GL54 1EW

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Stow on the Wold and the Swells Neighbourhood Plan

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposed development contains the sorts of houses that Stow does not need (they are not genuinely affordable houses), and will only add to the congestion of the area. This proposal seems to be a large, damaging development that would totally spoil the area between Stow and Broadwell. This plan seems clearly and obviously detrimental without providing genuinely affordable housing that Stow needs. It will simply be unsightly, add to congestion, but I am sure be very profitable for the developers.

## Andrew Clive peverelle

**Address:** 76a king George field

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Stress on all infrastructure

## Andy McGregor

**Address:** 2 Old Quinmoor Farm, Broadwell, GL56 0TB

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** 5.2

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** A major part of the non-sustainable nature are all the traffic implications. The Fosseway is already horrendously congested at the top of Broadwell hill, where the access for 170/240 houses is proposed to occur, especially at weekends and all summer when it is stationary for long periods. The junction onto the Fosseway can currently include residents from Broadwell already often waiting 5-10 minutes to get onto the main road to access important services (doctors, chemists, Post Office, library, etc) or for onward travel, and will not cope with the hundreds of extra cars from the development. There is no provision for the traffic to pull out onto the Fosseway, potentially causing even longer queues.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP6

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** A major worry is that Broadwell village will become a rat run for cars avoiding Stow and the inevitable traffic, cutting the corner off to travel between the Fosseway and Chipping Norton, Kingham, Daylesford, Bledington, etc., to the south or through the village to the north to access Moreton. The village is small with minor roads, and lots of children and pets – we do not want to make it an unsafe race track. The Broadwell Hill road between Broadwell and Stow is single track and unsuitable for heavy traffic, with many potholes and gullies down both sides, often covered in mud from farm vehicles, which is worsening rapidly and regularly with any wet and/or cold weather. It frequently has wide vehicle farm traffic on it. It also has 2 blind corners on it. It is already potentially rather dangerous.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP14

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The Broadwell Lane proposed for access is also part of the Monarch's Way public footpath and the designated cycle route, being in a rural conservation area. There is potential for bad accidents as more people with children/pushchairs and dogs will inevitably walk down and up the hill from the development to Broadwell, and not be aware of the traffic with blind turns in both directions. Cyclists, including tourists on organised tours, will also be at greater risk.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 2

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I have great concerns that this plan does not meet the necessary "sustainable" development. The plan to build the houses in Stow is outside the area of permitted development in Stow (on Greenbelt land which is currently agricultural land, with some of the development on Broadwell land but is not useful to the village). The development will have adverse impacts on not only the Area of Outstanding Natural Beauty and many conservation areas in which it is situated, and the natural environment, but also on the community around it, especially including the local very small rural village of Broadwell. The impact on the wider landscape will be huge as Stow is a very visible hilltop settlement, on approach from some beautiful protected countryside across the Evenlode valley, and the housing development will be unpleasantly visible to many as it is across the side of the hill. Tourism is a major factor in livelihoods in Stow, and removing traffic from the centre and adding an unsightly huge development will deter travelling tourists from leaving the Fosseway (A429) and enjoying the current market town – there is already a car park in the town that is rarely busy. Many older local residents in the surrounding villages need access by car to the centre of Stow for crucial services, as there is no public transport to utilise. Stow businesses will lose out and the town will also feel less vibrant.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on: SSNP7**

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Environmental impacts are also of concern. Flooding is already in issue in the Broadwell area, with the development inevitable impacting on even more water flow down the hills. The sewage from the new housing estate would be gravity fed down Broadwell Hill to the pumping station on the Oddington Road. When this plant becomes overused it will back up along the land by Evenlode Road in Broadwell and possibly have implications in our village for sewerage not getting away as it should do. There are no sewerage infrastructure upgrades mentioned in the plan.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on: SSNP3**

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** There is no evidence of the need for such a proposed new community centre – there are already 2 underused community centres in Stow. The new one would possibly offer business space for remote working which would encourage more traffic again, and an unnecessary as a new 150 space car park adding to the horrendous traffic implications. This goes against the non-development status of Stow (Cirencester, Bourton and Moreton are designated as the key towns for expansion in the Cotswolds). There is already a large car park near the vets/doctors in Stow which is under-utilised, so advertise this better. The need for 37 affordable houses has been identified, and I am happy to support to this limit of need, but there is no justification in their plan for building the 170 or 240 houses proposed which does not match national frameworks. An alternative proposal by Bayhill Property for more sustainable and relevant housing of exactly this 37 property need near St George's field matches this need much better, in an area closer to all needed facilities, without excess development. This large development will only encourage buy-to-let and second holiday home buyers, of which there are already too many, rather than aid current local residents. There are over 100 empty properties, some part of the 2 new developments built in Stow recently, that have not been sold. Another problem regarding the sustainable factor is that there is no provision for additional GP services, district nursing or school provision in the Neighbourhood plan, putting the current already overloaded services under more pressure. Therefore, just the needed 37 houses (perhaps nearer the school and doctors) would be more bearable by current services.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on: 4**

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Also, this plan is based on an earlier survey which only 11% of Stow residents answered and few knew about,

so presents a very narrow range of views from Stow residents – and none from outlying villages which will be hugely affected.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on:** Request

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Finally, a specific request. Currently, Stow and Swell residents only may vote in the referendum to be held – the impact is huge on Broadwell and its residents, potentially greater than those of the Swells, so I request Broadwell residents to be included in the referendum.

## Angela Francis

**Address:** Upper rissington GL54 2GQ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Housing stow in the wold

Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I think we need more houses but the local secondary and secondary schools won't cope. A new secondary school for stow and Moreton area is needed alongside - essential

## Angela Pinder

**Address:** Hillmoreton, Fosse Lane, Stow on the Wold GL54 1EH

**Organisation and position, if applicable:** resident of Stow

**State paragraph number or policy you wish to comment on:** several

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The Stow Development Plan has various flaws, and should not be adopted. 1/ It contains 100 market houses that Stow does not need nor are allocated in CDC's local plan. 2/ The hilltop site is in an ANOB is not considered by CDC as suitable for allocation in the local plan. It would have a major impact on Stow. Not only visual being perched on a hilltop but also overburdening the existing infrastructure. In particular its location off A429 will create more horrendous traffic congestion. 3/ There is a need for affordable housing as identified in the AECOM Housing needs survey. Bayhill on the Oddington Road have received planning consent under a 'Rural Site Exception' for the 37 affordable homes identified by AECOM. The town plan is only between 2021 to 2031. During this period no need for extra Affordable

houses for rent or purchase has been identified. 4/ It is unlikely that the community hub or the car parking will be built by the developer. 5/ The developer is unlikely to comply with policies SSNP3 and 4. 6/ There are other sites/ redundant buildings some in Stow which could be considered for a community hub. 6/ Biodiversity, the suggestion that the proposals improved flora and fauna is green washing. 7/ The car park, it is 10 mins. from Stow centre, visitors are unlikely to wish to walk that far. Or indeed visitors after they have queued along the A429 are unlikely to wish to stop to visit. 8/ The whole master plan which uses Broadwell Parish is for 240 houses. The suggestion is that this will be 600 movements a day. The A429 at Stow is already notorious for traffic jams. The narrow Broadwell lane with little provision for pedestrians or cyclists will become rat run through Broadwell in order to avoid the jams on the A429. Congestion will affect not only Stow but also Swell and Broadwell. Conclusion this Town Plan for Stow and Swell should not be adopted.

## ANGELIKI BALTZAKI

**Address:** GL54 1BN 1 Digbeth street

**Organisation and position, if applicable:** New England Coffee House

**State paragraph number or policy you wish to comment on:** PARKING IN MARKET SQUARE

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** If the car park will be removed all the businesses will lose their trade and as a result a lot of them they will close down and a lot of people will lose their job. The 80% of the customers that we have in Stow are older so they can not walk a long way so we need the car park to be nearby.

## Angie Hunt

**Address:** Green Farm, Evenlode, Moreton-in-Marsh, GL56 0NN

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Stow-on-the-Wold and The Swells

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I am writing as a resident of Evenlode, within 3 miles of Stow-on-the-Wold, as I am worried about the impact that the proposed housing development would have. There is no doubt about the need for affordable housing in this area, but I understand that Stow is already working on a development plan to cover this requirement, at a location off the Oddington Road, A436, a much more suitable site with better access. As a self-employed home-worker I need to visit Stow almost daily and already the traffic at the junction where the Broadwell road joins the



A429 is very heavy, with frequent tailbacks of 10 minutes in each direction. Apart from the disruption that the building process would cause, an additional c200 cars (assuming only one per each of the 170-240 dwellings) would contribute to the problem. I am also very worried about the environmental impact that additional hard landscaping and the loss of farmland would cause to the serious flooding issues currently experienced locally, as well as the amount of lighting in an area of dark villages and natural beauty. As I am involved in the tourism industry I have first-hand appreciation from guests of the appeal of this area to visitors and tourists, and our local economy relies on their continued business. People love the unspoilt villages and towns like Stow and once suburbanised their magic will be lost for ever. The River Evenlode has already suffered greatly in its water pollution and loss of wildlife diversity due to recent building developments in Moreton-in-Marsh and I worry that further building locally, without significant investment in the drainage system, will, even indirectly, lead to very serious problems. I feel that much more thought and research needs to be invested in the whole development plan, with consultation to the wider area.

## Anna MacCurrach

**Address:** GL54 2LF

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7 Land North East of Stow

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I would like to add my support to comments already voiced on this subject. " Whilst many of the objectives and aims of the plan might be considered good, there are some that give great cause for concern. In particular, the proposal of a large development on a site north east of Stow and the removal of car parking spaces in the square. The development to the north east of Stow is on the four fields behind Tesco and Hawkesbury Place. This site is currently agricultural land in a prominent hill-top position in the Area of Outstanding Natural Beauty. This land should be protected by the National Planning Policy Framework and should not be built on except in exceptional circumstances. This development is for 240 houses, 70 of which will be affordable. (The plan only refers to 170 because some of the land is within Broadwell Parish but these 70 further houses are part of the same development.) This is not even in line with Cotswold District Council's Local Plan which states that STC should be looking to allocate small and medium-sized sites defined as no larger than 1 hectare. Not only is this site outside the Development Boundary for Stow but it is too large. It would be completely out of proportion with the size of the town. STC have identified the need to provide 37 affordable houses between now and 2031. However, the need for affordable housing in Stow has already been met by the development that has been granted permission on the Oddington Road site. STC also propose to build a new car park here and to take out one third of the parking in the Square. This car park will be a 15 minute walk to the square. It is hard to believe this will be of economic benefit to the businesses in Stow. Many of us drive to Stow to do quick errands and pick up provisions. We will be deterred from doing so by increased congestion and fewer parking spaces. A 15 minute walk to and from the new car park is not a practical alternative. The Mangersbury Road car park is already under-used, despite being closer to the centre. STC also propose a community hub building on the land north east of Stow. There has been insufficient consideration for the running and management of this commercial building. It cannot be considered necessary to build

something of this nature on a site within an AONB. STC assert that the site is well connected to the town. This is not true. Vehicular access will be via Broadwell Hill lane. The junction of Broadwell Hill land and the A429 is already often very congested. Villages to the north and east of Stow are very concerned that this will lead to even more cars diverting through them in order to avoid Stow. Donnington, Broadwell, Evenlode and Oddington already suffer from this and, when even more traffic is generated by all the development this side of Moreton, this will only get worse. In addition, the National Planning Policy Framework says that a town council should not be building on land within the AONB except in exceptional circumstances. These are not exceptional circumstances. The Government says that "in order to meet the basic conditions, your neighbourhood plan must: have regard to national policies (including the National Planning Policy Framework) and advice contained in guidance issued by the Secretary of State." This plan does not. ""

## Anna Marie Wheeler

**Address:** Pond House, Broadwell, Moreton-in-Marsh, Gloucestershire, GL56 0TL.

**Organisation and position, if applicable:** Resident

**State paragraph number or policy you wish to comment on:** Section 5: Vision, Objectives & Land Use Policies (esp 5.25)

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** My objections relate to the substantial housing development to the north east of Stow. It is important to note, that this proposed development will have little impact on the residents of Stow, given its location, but is likely to have substantial impact on the residents of Broadwell given its will almost certainly become a 'rat run', given the exacerbation of the already major traffic congestion on the Fosseyway that this development will cause. It is therefore very surprising that residents of Broadwell have not been consulted on the develop plan or will be involved in the proposed referendum on the scheme. In my view the latter should be rectified immediately. More pertinently, my objections to the development is that by building so many houses on the escarpment will not only detract from part of an AONB, but cause enormous traffic problems that will not only reduce the quality of residents lives but actually reduce the attraction of Stow as a place to visit. In addition, it also seems clear that the repurposing of the land will increase the dangers of flooding to the village of Broadwell, somethings that has been brought into sharp relief by the events of recent days.

## Anna Wodzianski

**Address:** GL56 0TH

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The following comments can also apply to SSNP1, SSNP2, SSNP3. I understand that a need of 30-40 affordable houses was identified. In line with this, a proposal for 37 affordable homes has been put forward by King Georges Field and, as I understand, planning permission has been approved as an alternative suggestion which would be much more sympathetic to the area. The proposal of up to 240 houses is not in keeping with the location as an Area of Natural Beauty (AONB) or the local population level. Location: The proposal is at a prominent location, which also falls in to an AONB and encroaches on to a Conservation Area. The proposed site is viewable from local villages which would compromise the AONB status of the area. Light pollution is also a viable concern. The dark skies of the Cotswolds AONB are of particular importance. This development would threaten this status in the locality and, in turn, affect nocturnal wildlife, of which there are many species in the area. This would have a negative environmental impact on surrounding villages. The position of the proposed development would impact Stow-on-the-Wold and local villages.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The main road (A429 Fosseway) that the proposed access leads out to does not cope with the high volume of traffic at present, which, in a rural area, is unavoidable. Public transport services are extremely limited and cars are relied upon. It is reasonable to assume that 240 homes will lead to at least an extra 240 cars on the roads, but more likely to be higher than this as many homes are two car households. Commuter traffic in privately owned cars will be unavoidable as work in the immediate area to warrant alternative forms of transport is limited. Air pollution would be increased, as currently the volumes of traffic can cause wait times travelling in either direction on the A429 toward Stow-on-the-Wold or Moreton-in-Marsh from ten minutes to one hour, which is exacerbated during peak holiday season. By way of example, during peak holidays I have waited in traffic for an hour to travel two miles to access Stow Veterinary Surgery. The additional traffic congestion would likely cause strain to emergency vehicles accessing local properties at times of need.

The scale of this development would put additional pressure on roads and existing traffic flow as well as infrastructure and local services such as schools, doctors, dentists. The road that this proposed development immediately accesses is not at all suitable for a high volume of cars as it is a single track country lane in places, regularly used by cyclists and horse riders. This leads in to Broadwell village and is not safe as an exit and access point. The villages of Donnington, Broadwell, and other surrounding small villages will likely be used as through routes to avoid long traffic waiting times on the A429. This is already occurring through Donnington and Broadwell when traffic is at a high volume along the A429 and any increase in traffic using these villages as a cut through can cause a hazard to pedestrians, cyclists and horse riders through these narrow village lanes, particularly where there are no pavements. These small villages cater for cyclists, walkers and horse riders and have well-used public footpaths, such as Monarchs Way, and bridleways running through them. An increase of traffic is a concern. The Neighbourhood Plan states: "The transport strategy shall seek to discourage traffic generated by the housing, public car park and community hub schemes from travelling east on Broadwell Lane towards Broadwell village," but it is unclear how this would be achieved, and this is simply to discourage, rather than prevent, traffic using Broadwell as a cut-through to avoid traffic on the A429. There is a concern that reducing parking in Stow town will reduce the number of people visiting the town which could

in turn impact businesses. The 801 bus service to Cheltenham which travels between Stow-on-the-Wold and Moreton-in-Marsh runs at roughly 90 minute intervals between 0645 and 1945 and does not run on a Sunday, so cars are a necessity in the area. When driving to Stow-on-the-Wold parking in or close to town can be difficult during peak times, but by reducing the number of spaces this would likely deter residents from visiting town, and particularly those who have mobility issues.

**Would you like to comment on another section of the Plan2? Yes**

**State paragraph number or policy you wish to comment on: SSNP7**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Currently, the sewage station in Broadwell fails to cope with the current capacity. Unfortunately, this occasionally leads to raw sewage being discharged in Broadwell, causing unpleasant issues for Broadwell residents. A new housing development would only increase this.

Without the presence of soakaways on the development site there is a concern that surface run-off could increase the flood risk in Broadwell. The village experienced a serious flood in 2007, and in more recent years, streams have risen above the banks and hill run-off has flooded village roads. The flood risk has been recognised by Cotswold District Council and has allocated funding to mitigate against flood risk. However, there is a concern that these measures, which have been developed on the basis of Broadwell and the locality as it is at present, would not be sufficient against a large scale development such as this proposal. It is unclear how conversion of agricultural land "will improve biodiversity", and why a 170-240 hole development would not increase the already frequent sewage discharges in to the River Evenlode and Broadwell.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on:**

**Do you support, oppose or otherwise wish to comment on this paragraph? Wish to comment**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Referendum: Broadwell: Given the impact this development would have on Broadwell regarding the above points (traffic, access, sewage and flooding, light pollution), and that the development may potentially encroach on to Broadwell Parish, it is disappointing that Broadwell is currently not to be included in the referendum to follow. As Broadwell would be heavily impacted by this development it seems fitting for Broadwell residents to be able to vote in the referendum. I do not concur that this proposal would bring a positive impact to the local communities. The scale of the proposal is disproportionate to the area.

## Annabel Haywood

**Address:** 7 Talbot Court, Stow on the Wold GL54 1BQ

**Organisation and position, if applicable:** Co-founder The Curated Store

**State paragraph number or policy you wish to comment on:** SSNP paragraph 3.7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Moving car parking provision for the Market Square I believe would be incredibly detrimental to so many local residents. The elderly and those with young children need to be able to park close to the Pharmacy, Post Office and Coop as well as the other amenities offered by this wonderful town. The biggest complaint about parking is the lack of parking in the market square. Local shoppers already find the traffic on the Fosseway "puts them off" shopping in Stow and if there is a reduction to parking this would definitely stop them shopping in Stow. Reducing the number of spaces will undermine the commercial viability of Stow. A straw poll in our shop has confirmed this with all our local customers.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP Paragraph 5.31

**Do you support, oppose or otherwise wish to comment on this paragraph?** Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** A new public car is essential if Stow is to grow from a commercial perspective and hopefully reduce the traffic on the Fosseway. The current parking in the Market Square should NOT be reduced but a regular car parking attendant should be hired to stop those who work in the town parking in the square all day and it would also stop visiting locals from parking for too long. Those that work in the town should be given free parking in the new car park.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP Policy 8, Section G

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Reducing the amount of parking spaces will adversely affect the local elderly, those with young children and will undermine the commercial viability of the Market Square and surrounding roads. We need more parking not less.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP Paragraph 5.31

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** A new public car park is essential if Stow is to grow from a commercial perspective and offer more amenities and jobs to local residents. The hustle and bustle of the Market Square is what gives Stow such a unique experience for locals and visitors. The atmosphere would be lost. I don't understand how pedestrianising areas of the market square will add any real value to the nature of the Square and local/visitors.

# ANNABEL KIRKPATRICK

**Address:** 3 BROADWELL HILL TOP COTTAGES, BROADWELL, NR MORETON IN MARSH GL56 0UE

**Organisation and position, if applicable:** resident of Broadwell

**State paragraph number or policy you wish to comment on:** SSNP7

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This is not in line with CDC as local plan say that small/medium size sites should be allocated so this site is completely out of proportion. The present infrastructure would not be able to cope. The vehicular access at present from the top of Broadwell Hill onto the Fosseway is very busy at peak times and you always have to queue, sometimes the queue is two miles back towards Moreton in Marsh. This would only increase if this proposal is carried. The surrounding villages will suffer greatly from increased traffic attempting to avoid this congestion. drivers are going far too fast through Broadwell at present anyway. I strongly oppose.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The small independent outlets in the square would suffer greatly with less footfall from the locals when they pop up there for the post office, chemist, bank for their supplies. they keep these independent outlets going in the bleak months during the winter. I strongly oppose the fewer car spaces.

# Anne Tierney Horne

**Address:** Hillside Farm Adlestrop GL56 0YR

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I do t think it's fair to take away all the parking in stow , I do t think there is enough infrastructure for, 250 new houses, roads and traffic increased pressure on infrastructure: doctor's surgery, roads, etc.

# Anthony Gregory

**Address:** Top Lodge Cottage, Well Lane, Stow on the Wold, GL54 1BT

**Organisation and position, if applicable:** None

**State paragraph number or policy you wish to comment on:** All, but primarily SSNP7 - Land North East of Stow

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** See remarks below

# Anthony McGarel-Groves

**Address:** Ashlar, Icomb, GL54 1JE

**Organisation and position, if applicable:** Resident

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** 1.It will be outside the Development Boundary for Stow, its size will be hugely out of proportion with the town and it is in a prominent hill-top location in a sensitive position within the AONB. 2.This takes no account of the recent application for 37 affordable houses just off the Oddington Road. This development alone fulfils Stow's affordable housing requirement until 2031. 3. Traffic congestion along the Fosse Way is already such that the town should be renamed as 'Stow on the Hold'. 4. There is inadequate provision for public transport as it is and all this does is pander to private vehicles without addressing the real inadequacy of social housing provision where it is actually required.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This will be a 15 minute walk - too far and too inaccessible for the centre of Stow. The Mangersbury Road car park is already under-used because people find it too far from the shops. I suggest an introduction of 'time clocks' to be prominently displayed in all vehicle windscreens in all public parking places allowing the holder one hours 'free parking'. After all we want to encourage visitors to stop and shop in the centre of the town so that it does not become semi-derelect like so many other local towns and cities (e.g. Gloucester).

# Anthony Nicholas Clark

**Address:** The Vine House Icomb Cheltenham GL54 1JE

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This development is in an area of AONB and should be refused on the grounds of not be an exceptional circumstance and is not in the public interest.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** As a local you uses the shops in the Square remove /3rd of the car parking spaces will help to kill the Post Office, Badhams Pharmacy, Lambournes Butchers, Cotswold Cheese shop, The Crock Shop and make even more difficult to use the one remaining bank Lloyds. No local is going to walk 15 minutes just to shop locally. They will move to Moreton if the traffic on the Fosse allows anyone to get there?

# Antigone Dean

**Address:** Wheatsheaf House, Broadwell, GL56 0TY

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Stow Plan Regulation 16

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I'm a resident of Broadwell and have looked at your plans and would like to make the following objections: Stow have identified the need for 37 affordable houses. I have no issue with the building of affordable houses, however there is absolutely no justification for building the 170 or 240 houses. Those who can afford to buy the private houses are very unlikely to have employment in Stow, where the main jobs are the lower income professions of caring, retail



and tourism, so will be driving to employment elsewhere vastly increasing the already bad traffic situation. In addition there are over 100 empty properties for older residents as part of the two new developments built in Stow recently. The houses are being built on top of a hill in an AONB and will be clearly visible across the Evenlode valley. This does not fit with an area of outstanding natural beauty or a conservation area. The plan is outside the area of permitted development in Stow and would be building on greenbelt land which is currently agricultural land. There is no provision in the plan for any highway recommendations. Stow is becoming much more congested with often lengthy waiting times on the Fosse Way. The volume of traffic through the A429 is growing as is the traffic through Broadwell, which will become a rat run for cars avoiding Stow and the inevitable traffic, cutting the corner off to travel between the Fosse Way and Chipping Norton, Kingham, Daylesford, Bledington area. The Broadwell Hill road between Broadwell and Stow is single track and unsuitable for heavy traffic. It frequently has wide vehicle farm traffic on it and two blind corners. There is no provision for the traffic to pull out onto the Fosse Way, potentially causing long queues. STC are keen for the development to go ahead as it will also include community benefits such as a new 150 space car park and a new community centre. There are already two under used community centres in Stow and there is already a large car park in Mangersbury Park, Stow which is under used. For people who live outside Stow, the plan to remove parking from Stow Square and make them walk in from the car parks, could potentially discourage them from driving into Stow at all. There are no sewerage infrastructure upgrades mentioned in the plan. The sewage from the new housing estate would be gravity fed down Broadwell Hill to the pumping station on the Oddington Road. When this plant becomes over used it will back up along the land by Evenlode Road in Broadwell and possibly have implications in our village for sewerage not getting away as it should do. There is also the issue of a large part of the hill being built on with concrete affecting water drainage and run off, potentially affecting Broadwell at the bottom of the hill with flooding. Cirencester, Bourton and Moreton have already been designated as the key towns of expansion in the Cotswolds NOT Stow. The number of residents who completed the survey in 2022 was 214 - around 11% of households. This plan is based on a narrow range of views from Stow residents. Hopefully more people will comment on the plan as the consultation has now been publicised. There is no provision for additional GP services or district nursing in the Neighbourhood Plan putting the current already overloaded services under more pressure.

## Archie Bell

**Address:** Bobble barn farmhouse

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Services

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:**

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Plenty

# Asad Noorani

**Address:** Brook House, Broadwell, Moreton-in-Marsh GL56 0TL

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Policy SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Oppose per the letter dated 21 December 2023 from Duncan Chadwick of Chadwick Town Planning which I full endorse and agree with the summary and conclusions

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Paragraph 115 of the NPPF

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The plan contains no effective proposals to deal with the already bad congestion problems on the Fosseyway north of Stow which will be exacerbated by the additional traffic from the proposed development

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Policy STOW7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposal for new houses and 150 car park spaces fails to meet the requirements of paragraph 177 of the NPPF

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Policy SSNP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The plan and it's policies in relation to the proposed development fail to meet the objectives

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Policy SSNP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Previous

planning for housing east of Griffin Close was refused - the proposal is at a site on higher ground and far more visible and negatively impactful to the environment within the Cotswolds AONB

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on:** Policies DS1, DS2, DS4, EN1, EN4, EN5, EN10, INF3 and INF4

**Do you support, oppose or otherwise wish to comment on this paragraph? Wish to comment**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposed development and car park conflict with all the above policies

## Audrey Ann Masur

**Address:** 1 Bourton Hill Farm Cottages GL54 2LF

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7 Land North East of Stow

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** From what I understand, it would be bad for businesses and for the beautiful land that should be protected. I love popping into Stow, but having more cumbersome parking would be a deterrent.

## C Halstead

**Address:** 1 High Street, Bourton on the water, Cheltenham, GL542AP

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?**

## Carey Manning

**Address:** Ox18 3ff

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP8

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** One of the things I love about Stow is how it is quite convenient to park close to the shops and cafes. With a young toddler who usually refusing to walk or go in the pram, it enables me to carry her while running errands. I can not imagine having to walk 15 minutes or so from parking further outside town along with a 7 year old in tow. I simply would do shopping elsewhere. This is not a good option for those with children or elderly. It is a terrible idea for the many businesses in the village.

## Caroline Beale

**Address:** Anchor Farm, Evenlode

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I oppose this scheme completely for three reasons - The traffic on the Fosse Way is already gridlocked. Broadwell village and probably Evenlode will become a rat run. Overload of the sewerage system which is already not coping (rising in fields below Stow and poisonous effluent in the river Evenlode).

## Caroline Fleming

**Address:** Swell Wold Farm. Lower Swell. GL54 1 HE

**Organisation and position, if applicable:** Local resident.

**State paragraph number or policy you wish to comment on:** SSNP8

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Britain has lost >6000 shops in the past 5 years. Town centres are DIEING. It is so important for local businesses to be kept alive by locals using them regularly. Independent businesses need us more than ever. They too will close if we are unable to park for a 10 minute 'pop to the shops'. Stow on the Wold is a rural town where the inhabitants of all the local villages shop. And need to drive there. Doing away with a third of the parking is unhelpful, detrimental to local businesses, and more importantly, unnecessary. During/after COVID lock downs many businesses closed... it is only now, 3 years later, that Stow is regaining its previous 'buzz'.

No longer a town of charity shops and tea rooms. The 2 present car parks, at Tescos, and the Maugesbury rd, are far from full even at the busiest of times..

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP7**

**Do you support, oppose or otherwise wish to comment on this paragraph? Wish to comment**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The site designated for 240 new homes is an AONB. What is the point of naming these areas such if local planning committees can do what they want on them? As it is, the traffic on the A429 causes major tailbacks at busy times of the day...And this is before the 250 Spitfire homes in Moreton in Marsh have been built. The extra traffic from +/- 490 houses (many of which will be 2 car homes,) is unsustainable for the small country lanes of the neighbouring villages of Donnington, The Swells, Broadwell, Evenlode etc. Many of these lanes are presently so full of potholes it makes them almost unusable except by 4wheel drive and farm vehicles. Has any thought been made as to how Moreton in Marsh Station can take the extra parking that will be required? I feel this is too large a project for a small town. New home building MUST be kept in proportion to the size and abilities of the town and neighbouring area. I understand the need for new homes in the UK but how they impact locally is also important. +/- 490 new homes within a 5 mile radius is FAR too many for the local roads, schools, doctors, etc to cope with. They all struggle as it is...

## Caroline Okane

**Address:** CV36 5PQ

**Organisation and position, if applicable:** Local resident

**State paragraph number or policy you wish to comment on: SSNP7**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Already too busy. Already provision for affordable housing

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP8**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Already too busy. Already provision for affordable housing

## Catherine Price

**Address:** Quarwood, GL54 1JU

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP8

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Relocation of parking to a 15 minute walk from the square will hugely affect local people who nip into Stow to run quick errands, keeping a number of the shops such as the butchers, post office, chemist etc in business. This would be better addressed by making parking in the square short-stay (max 30 mins) only with policing, and visitors who wish to visit stow for longer can use the existing car parks (next to Tesco and Maugesbury Road) which are currently underutilised.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP7 Land North East of Stow

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The transport links make this location clearly unsuitable for the scale of development proposed. The Fosse cannot manage the traffic currently passing through Stow, with traffic jams a regular occurrence. Adding an extra 240 houses, of which less than a third will be "affordable" and their accompanying daily car journeys will bring the Fosse Way/A429 to a standstill, negatively impacting the residents of Stow, visitors to Stow and people who need to travel along the A429.

## Cathryn Jane Watson

**Address:** Broome Cottage, Evenlode GL56 0NN

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I oppose this policy for the following reasons: 1 The detrimental impact of the Policy on the existing highways which is obvious. 2 The Policy will cause Environmental and Scenic Harm. 3 The social Housing need has been met by the grant of planning permission in Oddington Road. 4 The Proposed Planning Gain in the form of a Community Hall is out of centre for Stow which already has the St. Edwards Hall which is little used. PLEASE DELETE THIS POLICY

# Celia Djivanovic

**Address:** New Green Farm, GL54 3RB

**Organisation and position, if applicable:** private

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Loss of parking spaces in central Stow. Look at the decimation of Cirencester shops. Does Stow want to suffer the same decline? Also will you expand the sewage arrangements? Or will the local rivers be even more downgraded by offrun from our hopelessly overloaded systems. AONB means nothing if such a disproportionately large development can be allowed.

# Charles David Rae Watson

**Address:** Broome Cottage, Evenlode GL56 0NN

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I strongly Oppose this Policy for the following four reasons: 1 Traffic - Plainly this development will have a major detrimental impact on the existing road network. 2 Environmental and Scenic Harm 3 Need - The Grant of Planning Permission for Social Housing off Oddington Road has met the need for social Housing in this settlement. 4 Proposed Planning Gain - The Proposed Planning Gain in the form of a Community Hall is out of Centre for Stow which already has the St.Edwards Hall which is little used. This POLICY MUST BE DELETED

# Charles Welham

**Address:** Swallow Farm, Mangersbury, GL54 1Hr

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The type of size of development is not in the public interest given the huge traffic issues it will cause, in a road where the Stow/Moreton road already gets extremely busy at various times. My

understanding is the need for affordable housing is already met elsewhere through over developments in Stow.

## Chloe Smith

**Address:** The Vaults at Stow, The Square, Stow-on-the-wold, GL54 1BQ

**Organisation and position, if applicable:** Promethean Developments Ltd, Executive assistant

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I am strongly objecting to this proposal due to the unnecessary nature of the development. This development falls within the AONB. Bear in mind that the National Planning Policy Framework (NPPF) specifies “when considering applications for development within AONBs, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.” These are NOT exceptional circumstances. The need for affordable housing has been met elsewhere. As an employee for a local business in the town this will cause obstruction, traffic and congestion in an already overly busy small town. This would go against the strict planning laws for AONB's and I see no reason why this would be a necessary development.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The reduction in parking spaces in Stow's main square will not only inconvenience hundreds who use Stow's centre for daily errands, but as a local worker, will be of huge detriment to the foot fall within town centre. As a member of the public who is employed by a small business in the centre of Stow, this proposal would have a massively negative impact on my daily life getting into the town and also whilst I am out and about doing business locally. You are meant to be supporting local businesses and members of the public who service the town for tourists and locals. Without people like me there would not be any shops, cafes, hotels that draw so many visitors into stow annually and drive in the revenue for the town. I live locally and Stow is one of the towns that is used still on a daily basis for locals for certain conveniences such as the pharmacy, the co-op, local delis etc. The parking is already a struggle, and with a reduction of available spaces I'm sure people will be forced to run errands in neighbouring towns, namely Moreton or Chipping Norton. Many of the small boutique stores, cafes and deli's benefit from unplanned 'drop in' visits from people in town there for alternative purposes, this will have consequences on these small businesses. I myself use Stow several times a week personally irrespective of my job in the town. If this proposal was to go ahead it may have such an impact on my current employment that the business may have to close and I would be having to look for work in another town which would be a great shame. I therefore strongly object to this proposal.



# Chris Whaley

**Address:** GL541BN

**Organisation and position, if applicable:** Off the square stow

**State paragraph number or policy you wish to comment on:**

Support

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?**

# Christianna Coltart

**Address:** Swallow Farm, Mangersbury, GL541HR

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I oppose. Development not in keeping with an AONB for a number of reasons. Firstly, the NPPF states developments within an AONB should only be made in exceptional circumstances. Affordable housing needs are met elsewhere and this is not an exceptional circumstance, nor in the benefit of residents. Secondly, great weight should be given to conserving the natural beauty of an AONB and this development will detrimentally harm the surrounding area and cause heightened traffic issues to an already highly congested area in peak times.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Parking in Stow and traffic in Stow is already problematic and reduction of square parking will only exacerbate this.

# Christine Brown

**Address:** 18 Hawkesbury Place, Fosseyway, Stow on the Wold. GL54 1 FF

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Firstly I think the infrastructure simply cannot sustain the increase in traffic flow from this increased building scheme. The Fosseyway is already choked with traffic and further outpouring of cars so near to the town will be unsustainable. The only proposed exit into Broadwell Lane is completely inadequate and will result in unsustainable log jams. Secondly, whilst there is a need for affordable houses for young families, over development of retirement places in the region has resulted in many unoccupied properties, particularly the Brio complex. Could this not be used by others needing accommodation? The lack of housing in the town is also exacerbated by the number of Air B&Bs and second homes. Thirdly, is that the proposed number of houses to be built on this plot is excessive and would alter the character of this very special town. Lastly, I am saddened that this wonderful Area of Outstanding Beauty may be desecrated by the proposed building development. On these grounds I object to the proposed plan very strongly.

## Christopher and Annie Cox

**Address:** Banks Fee Farm, Longborough, Moreton in Marsh, Gloucestershire. GL56 0RA

**Organisation and position, if applicable:** Landowner

**State paragraph number or policy you wish to comment on:** All

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** We are responding to your Consultation over the Stow Plan. We strongly object to numerous elements and detail these below. Stow is a wonderful town not only for the large number of tourists who visit, but a lynch-pin for all of us locals who look on it, as have previous generations of my family, the centre of the North Cotswolds. What is being proposed here is highly detrimental not only to the Town itself, but disruptive to all our lives through diminution of parking close by to the shops and increased congestion especially in the village of Broadwell who will bear the brunt of the additional traffic. We support the affordable homes having seen the success of these in Longborough, but approaching a development company to build 240 houses behind Tesco's is nothing short of a calamity. There is no rational reason for this additional development. The roads are already congested and this will only create additional traffic jams. We note there is another site off the Oddington Road away from the Fosse. Also with careful identification other smaller sites could be considered for the affordable homes. When Tesco's was finally agreed, tremendous efforts were made to reduce the size and ensure the building was not visible due to the site being on the ridgeline. This proposal will see a large number of houses visible across the Evenlode Vale. We understand a factor in the former proposal is to build a car park and then take a third of the car park spaces out of the Square - disaster for all of us locals who make short trips to the butcher, newsagent and other shops probably staying no more than 15 minutes. We have been speaking to shop owners who are horrified with this suggestion that locals should park 15 minutes away. They can see business transferring to Moreton where no such plans are being proposed on parking. In summary, please take note of our strong objections to this plan other than the construction of the homes identified in the housing needs survey.

# Christopher Coade

**Address:** 11 Fosseway House, Fosseway, Stow-on-the-Wold GL54 1DN

**Organisation and position, if applicable:** Private Resident & Council Tax Payer

**State paragraph number or policy you wish to comment on:** 240 New Houses in Stow

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I OPPOSE for the following reasons: 1) Inadequate Sewage Infrastructure to support an addition 240 homes 2) Excessive road traffic already on Fosseway A429 30 Site of new 240 Homes will create a traffic "Rat Run through Broadwell village 3) will create Light Pollution across Evenlode valley 4) Excessive scale of 240 new houses to the location of Stow-on-the-Wold 5) I live in Well Lane - 240 new homes will create excessive noise and will be visually intrusive to the immediate area which is a Conservation Area

# Christopher Cooper

**Address:** 22 Glebe close GL541DJ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The infrastructure of stow is too small for more housing

# Christopher Crewe-Read

**Address:** Adlestrop

**Organisation and position, if applicable:** MD The Cotswold Game and Meat Company

**State paragraph number or policy you wish to comment on:** Removal of parking in Stow Square

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Please don't remove all parking in Stow Square. Businesses will close and trade will go elsewhere. Also most people only park for a short time. What is the benefit of removal. Businesses will close, inconvenient for shoppers beyond belief. What is the benefit

# Christopher John Wheeler

**Address:** Pond House, Broadwell, Moreton-in-Marsh, Gloucestershire, GL56 0TL.

**Organisation and position, if applicable:** Resident of Broadwell

**State paragraph number or policy you wish to comment on:** The whole plan

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** My first comment is that you have ignored the residents of Broadwell during the whole process, despite the fact that the proposed plan for new houses barely impacts on most of the residents of Stow, but is likely to impact substantially on the residents of Broadwell. The proposed development will clearly exacerbate the traffic congestion on the Fosse Way around Stow and turn Broadwell into a 'rat run'. Furthermore, there is no obvious way of dealing with this problem. Second, as we have discovered this week, Broadwell is prone to flooding and it appears evident that by building on the escarpment behind Tesco, this situation is likely to get worse. There are a number of other issues that concern me that have been covered in a report by a planning consultant that is being provided to you and to which I have appended my name. However, most importantly, it is important in respecting the democratic process that the villagers of Broadwell are allowed to vote in the referendum on the Plan. It is clear we are impacted more than most of the voters in Stow and have been disenfranchised on a matter that will have a significant impact on our lives.

# Christopher Saye

**Address:** 5 Condurrow Court, GL54 1LX

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposed development size is far too large for the the existing road network, which will already be put under increased pressure from extensive housing development in Moreton-in-Marsh. The A429 road already suffers from significant congestion and the increased traffic congestion will increase vehicle emissions and degrades ambient air quality. There is no need for a community building of the size proposed and the only benefit seems to be for new offices for the town council and restricting car parking in the square will have a detrimental impact on the independent traders who rely on regular trade as oppose to tourist visitors. The latter will also be put off visiting in any case due to the increased congestion on the existing road network. The proposed development site borders a site of historical significance and is wholly unsuitable.

# Claire Carroll

**Address:** 3 Oakeys Close

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Stow on the Wold NDP

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** No infrastructure, already appalling traffic congestion, no requirement for extra house in this area. Affordable housing needs addressed in Oddington Rd development

# Clare James

**Address:** Paddock Cottage, Idbury, Chipping Norton, OX7 6RU

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I object to this development on the grounds that it is within an AONB. I do not believe that these are exceptional circumstances - the only grounds for a major development in an AONB - and neither do I consider the development to be in the public interest because the need for affordable housing has been met elsewhere. This development would be visible across the Evenlode Valley - such an unspoilt stretch of countryside which is appreciated by all who live in and around the area as well as by the many visitors to the Cotswolds.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I think it is a mistake to reduce the number of parking spaces in Stow square. The walk would mean that fewer people would go the square - as the under utilised car park in Maugersbury Road demonstrates

# Colin Gibson

**Address:** The Old Chapel, Chapel Street, Broadwell, Gloucestershire, GL56 0TW

**Organisation and position, if applicable:** Resident

**State paragraph number or policy you wish to comment on:** Policy SSNP7: Land North East of Stow

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** As a resident of Broadwell, I object to the development of land below Tesco on Broadwell Hill. The reasons are set out below: - 1). This is an inappropriate development in an 'Area of Outstanding Natural Beauty'. The development is high on the skyline, will be very visible and increase light pollution. 2). The surface water from the development will more immediately find its way down to Broadwell. There is a flood risk here, as the Village was flooded by surface water run-off in 2007. The development plan notes the possible flood risk to the site, but there is no mention of the increased flood risk to Broadwell. It is inappropriate for this development to be considered without a detailed plan to prevent further flooding to Broadwell and the properties down the hill. 3). The foul water will need to be processed in the treatment plant by Sydenham farm. It is Unlikely this plant can handle an increase without further overflow to the river. The local rivers are routes to the small streams that are a breeding ground for many varieties of fish. Even the small stream in Broadwell attracts Brown Trout to breed below the Church in Winter. It is inappropriate for this development to be considered without a detailed plan to deal with foul water and surface water run off. 4). The additional traffic entering the Fosseway will further increase the time to travel from Moreton In Marsh to Stow and Bourton on the Water. This journey can already take over an hour. The additional 300 or so cars from the new development in Moreton in Marsh will make this journey worse, before additional vehicles if another new development below Tesco were added. The increase in already lengthy response times for emergency vehicles will put residents in the surrounding areas at greater risk. 5). At peak times there is additional traffic flowing through Broadwell as a 'Rat-Run', many drives have travelled some distance and on reaching the congestion that is Moreton in Marsh and Stow, are angry and frustrated. Their Satnavs find a route through Broadwell. Many drivers ignore the rights of way at junctions by the green and speed through the Village. The new development at Moreton in Marsh will make this problem worse, before being compounded by additional traffic if new development below Tesco goes ahead. This journey along the Fossway would then best be described as 'Extreme' and unworkable for visitors to Cotswold Area of Outstanding Natural Beauty. The roads into and out of Broadwell are narrow and often poorly maintained, such that potholes and broken edges are already claiming our car tyres. 6). A proportion of the houses on a new development below Tesco will be bought either as second homes, or holiday lets. There are already almost 50 holiday lets in Stow alone, before counting many more in the outlying Villages. This will further increase the weekend peak traffic on the Fosseway to the frustration of drivers and will provide very little benefit for the town. 7). There is already pressure on the local Medical Facility in Stow. This development combined with completion of the 100 or so empty retirement homes in Stow will overstretch the existing facility.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Concerning the Pedestrianizing Part of Stow Square: - I object to the plan to reduce the parking in Stow Square. Parking in the square allows access to the Shops, Bank, Chemist, Post Office, Dog Groomers, Restaurants and Charity shops around the square on a quick and regular

basis. Parking is difficult as it is, drivers are seen patrolling the quare before driving to the public car park by Tesco, then overflowing into the Tesco shoppers car park. This means residents and Visitors from the outlying Villages will be excluded from shopping in Stow. What is needed is more efficient use of the space in and around the square for more parking spaces to be available. It would seem undemocratic for only the Residents of Stow to Vote on this proposal, when residents and visitors from the outlying Villages are the most affected. If reduced parking means reduced shopping in Stow, the only winners will be AMAZON and the other online retailers. Further, I would imagine the use of the Community Centre that is Stow Town Hall, the Library and St Edwards Hall will experience reduced use, through lack of parking nearby.

## Colin Greenslade and Kate Magson

**Address:** The Forge, Donnington, GL56 0XZ

**Organisation and position, if applicable:** Resident Home owners in Donnington

**State paragraph number or policy you wish to comment on:** SSNP7 Land North East of Stow. SSNP8 Car Parking

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The Development is out of keeping with Cotswold AONB and the area Stow. Car parking is vital in the centre of Stow for local use, i.e. dropping off parcels to the post office and using the local shops for supplies

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8 Car parking

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Car parking is vital in the centre of Stow for local use, i.e. dropping off parcels to the post office and using the local shops for supplies. Improve the short stay parking for local traffic and manage visitor parking.

## Cordelia Kenner

**Address:** Rectory Farmhouse, Broadwell, GL560TL

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Tesco Housing development

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I oppose this plan I'm a resident of Broadwell and feel we should be given a vote in any referendum

## Corinna Tonks

**Address:** The Shieling, Fosse Lane, Stow on the Wold, GL54 1EH

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Traffic congestion on the Fosseway and Broadwell Road. Creates inevitable danger using the village of Broadwell as a shortcut to avoid congestion on Fosseway which is currently at unacceptable levels as it is! Lack of infrastructure of resources like schooling and doctors surgery which is already strained. 400 houses currently being built in Moreton in Marsh is going to add a considerable amount of traffic which the Fosseway cannot cope with. This suggested development in Stow is ill considered and on the wrong site.

## Craig S

**Address:** Manor Farm, Broadwell, GL560YD

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** New development of 240 homes in Stow

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The area is constantly full of tourists and the traffic situation is at breaking point. This will only encourage more cars to the area and therefore even more traffic. This is meant to be an area of natural outstanding beauty. 240 new homes will kill it

## D Smalls

**Address:** PE28 2PR

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP8

Oppose



**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** As a frequent tourist visitor to Stow, the removal of parking would be a travesty. As it stands, sometimes it's barely possible to pass legally parked cars in the small lanes off the main streets of Stow and I fear that this would only get worse and risk damaging peoples parked cars & property as well as damaging footpaths. Also, where would guests of the hotels in the square park their cars?! Surely this would kill their occupancy, whilst affecting the trade of their restaurants and bars.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** \_

## Danielle Fremantle

**Address:** Top Lodge Well Lane Stow on the Wold Cheltenham GL541BT

**Organisation and position, if applicable:** Director Oasis Events

**State paragraph number or policy you wish to comment on:** SSNP7 Land North East of Stow

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Please find below comments made by a local friend which with I am in full agreement. Rather than re write the comments I include them here in support of them. Whilst many of the objectives and aims of the plan might be considered good, there are some that give great cause for concern. In particular, the proposal of a large development on a site north east of Stow and the removal of car parking spaces in the square. The development to the north east of Stow is on the four fields behind Tesco and Hawkesbury Place. This site is currently agricultural land in a prominent hill-top position in the Area of Outstanding Natural Beauty. This land should be protected by the National Planning Policy Framework and should not be built on except in exceptional circumstances. This development is for 240 houses, 70 of which will be affordable. (The plan only refers to 170 because some of the land is within Broadwell Parish but these 70 further houses are part of the same development.) This is not even in line with Cotswold District Council's Local Plan which states that STC should be looking to allocate small and medium-sized sites defined as no larger than 1 hectare. Not only is this site outside the Development Boundary for Stow but it is too large. It would be completely out of proportion with the size of the town. STC have identified the need to provide 37 affordable houses between now and 2031. However, the need for affordable housing in Stow has already been met by the development that has been granted permission on the Oddington Road site. STC also propose to build a new car park here and to take out one third of the parking in the Square. This car park will be a 15 minute walk to the square. It is hard to believe this will be of economic benefit to the businesses in Stow. Many of us drive to Stow to do quick errands and pick up provisions. We will be deterred from doing so by increased congestion and fewer parking spaces. A 15 minute walk to and from the new car park is not a practical alternative. The Mangersbury Road car park is already under-used, despite

being closer to the centre. STC also propose a community hub building on the land north east of Stow. There has been insufficient consideration for the running and management of this commercial building. It cannot be considered necessary to build something of this nature on a site within an AONB. STC assert that the site is well connected to the town. This is not true. Vehicular access will be via Broadwell Hill lane. The junction of Broadwell Hill land and the A429 is already often very congested. Villages to the north and east of Stow are very concerned that this will lead to even more cars diverting through them in order to avoid Stow. Donnington, Broadwell, Evenlode and Oddington already suffer from this and, when even more traffic is generated by all the development this side of Moreton, this will only get worse. In addition, the National Planning Policy Framework says that a town council should not be building on land within the AONB except in exceptional circumstances. These are not exceptional circumstances. The Government says that "in order to meet the basic conditions, your neighbourhood plan must: have regard to national policies (including the National Planning Policy Framework) and advice contained in guidance issued by the Secretary of State." This plan does not. Speaking for myself I would like to add that what Stow needs is a small number of genuinely affordable flats or apartments or small houses not a giant development of mostly unaffordable homes to further congest and forever ruin our tiny town by growing it beyond all recognition or capacity

## Danielle Kenner

**Address:** Rectory Barn, Broadwell, GL56 0TL

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** General

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I have read the extensive documentation that has been made available on the web to members of the public and my comments are detailed below. The proposed Neighbourhood Plan has surprisingly been drawn up I note by a large multinational corporate advisory practice which seems immediately inappropriate given the nature of a neighbourhood plan. As such, it is clear on reading it that there has been desktop research conducted, but often a lack of personal knowledge of the town and its environs is apparent. Thus at times its recommendations/observations are naive or simply incorrect. In this context these errata are too numerous to list, but permeate throughout the documents creating a culture and tone that I believe does not accurately reflect the "on the ground" experience of people living and active in Stow and its environs. I will expound on the material ones later in my comments. A. STRATEGIC FAILURE Misguided and misinformed strategic assumptions At a strategic level, the documentation has a tone of "Make Stow Great Again" which whilst an admirable objective often fails to account for current and past thinking/events surrounding the Town and its environs. The result is the documentation often uses misguided and misinformed assumptions thus undermining the documentation's wider observations and recommendations. Failure to acknowledge wider macro trends Whilst I'm sure no one wishes to see the Town descend into an old people's ghetto, the proposed Plan often chooses to neglect the wider macro trends within the area, the county and indeed the UK as a whole. These vary from that of an ageing population in general, an increasing urbanisation of the youth seeking wider opportunities and a preponderance of large employment opportunities being offered (in an increasingly concentrated world) by a smaller number of multi-national organisations in large cities. So the macro trends weigh heavily

against many of the underlying assumptions in the proposed Plan. Moreover, the documentation recognises that despite these macro trends actually the Town has done remarkably well in recent years compared to national trends. Despite this the documentation still drives relentlessly on with its proposals based on its misinformed assumptions.

Other elected bodies more rational plans have been over-looked. The Local Plans drawn up by other locally elected democratic organisations acknowledge these macro trends and incorporate them in their plans for the future. So, for example Cotswold District Council ("CDC") has already opined on the future for Stow and has additionally decided that Moreton and Bourton (the latter barely mentioned in the documentation) are the more appropriate locations for residential and commercial development. The rationale for this is clearly defined and of course reflects on the more obvious facts that these locations are geographically more appropriate to develop, have larger populations and critical mass and actually are in easy reach of Stow. This more sensible and rational approach is ignored and indeed denied in the proposed Neighbourhood Plan. It is clearly stated in the CDC plans and those of others that Stow is not the place to develop in a manner as proposed by the proposed Neighbourhood Plan. This is surely confirmed by Stow not being recognised as a Principal Settlement unlike Moreton and Bourton. As such, the documentation misleadingly selects certain statements and misrepresents the clear and unequivocal intention and strategy of CDC and others. Affordability and Second Homes - a wider issue requiring a different approach. The documentation in addressing the issue of second home ownership mistakenly conflates issues and once again reaches a misinformed conclusion. In the absence of banning second homes, which is beyond the remit of the Town Council, the concerns raised in the documentation around second homes then suggest that the Neighbourhood Plan will resolve

## David Alexander Germaney

**Address:** Hurdle Cottage, Sheep Street, Stow on the Wold, GL54 1AU

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Policy SSNP7: Land North East of Stow, Para A, (page 26)

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Although I welcome the proposals for affordable housing, I am concerned about the total number of dwellings with resultant increased traffic, bearing in mind how busy the Fosse is. I am also concerned that there are no proposals for substantial employment provisions such as an office campus. There are few employment opportunities in Stow other than minimum wage jobs. Finally, it is my belief that there should be a planning/mutual covenant that none of the dwellings can be used as second homes or for short-term lets like Airbnb.

# David Astor

**Address:** Bruern Grange, Milton under Wychwood, Chipping Norton OX7 6HA

**Organisation and position, if applicable:** Private individual

**State paragraph number or policy you wish to comment on:** The entire principle of building all these houses on a totally unsuitable site.

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Stow is already under pressure. The traffic is often unyielding and there is increasing difficulty in finding somewhere to park.

# David Cunliffe

**Address:** 17 The Park, Stow on the Wold. GL54 1DX

**Organisation and position, if applicable:** Owner of Stow Town Coffee, Sheep Street, Stow on the Wold. GL54 1AA

**State paragraph number or policy you wish to comment on:** SSNP8 Section G regarding car parking in Stow Square

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Trading is obviously very difficult at the moment due to increased energy costs and the cost of living crisis. Reducing the number of parking spaces that are nearby to the shops will only hinder business, especially as the local population are on the older side.

**Would you like to comment on another section of the Plan?** No

**State paragraph number or policy you wish to comment on:**

**Do you support, oppose or otherwise wish to comment on this paragraph?**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** \_

# David Dugdale

**Address:** Icomb Bank, Icomb, Cheltenham, GL54 1JL

**Organisation and position, if applicable:** Landowner of Icomb Estate including Oxleaze Farm, Mangersbury, Stow-on-the Wold

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** No major development should be allowed beyond the Development Boundary for Stow which is in a .

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** No reduction in Parking in the square of Stow, adequate extra parking is provided in Mangersbury Road for peak times

# David Fox

**Address:** Fox Hill Moreton Rd Stow-on-the-Wold GL541EG

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** All

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This development would cause disruption to the roads, infrastructure e.g. doctors schools, parking etc. The tourist situation in Stow would be compromised due to total congestion and would impact on the businesses in the town.

# David Helliwell

**Address:** Old Mill Barn, Upper Swell

**Organisation and position, if applicable:** N/A

**State paragraph number or policy you wish to comment on:** Policy SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I am amazed by a) the location and b) the sheer scale of the proposed development. It would be virtually impossible to choose a site that is so badly in contravention of the principles of an AONB and in such a prominent position within the AONB. In short the development is too large, in totally the wrong position and so ill conceived that no improvements or modifications can be suggested. In short it is necessary to return to the drawing board. This proposal is virtually in conflict with most policies within the local plan. Totally outrageous.

## David Robson

**Address:** Middle Blundells, Broadwell GL56 0UF

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Traffic

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Upgrading and signal-controlling the Broadwell Lane-A429 junction, widening Broadwell Lane with added pedestrian pavements contradicts the rural ambiance of this area. The report's oversight on 'trip assignments' through Broadwell, despite evidence of it being a 'rat run', raises serious concerns. The narrow village lanes, with one-car width at times, coupled with blind bends, shared with horse riders, cyclists, and walkers (on NCR48 and Monarch's Way), lack pavements or segregated paths. Residents are greatly troubled by the disproportionate surge in through traffic, anticipating adverse impacts on the village's rural character, noise levels, and road safety.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Sewage and Drainage

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The sewage pumping station on Oddington Road (Broadwell) currently lacks the capacity to meet the existing sewage demand. The anticipated scale of the new housing development is poised to significantly worsen this issue. Additionally, unless large capacity soakaways are

implemented on the development site, there is a heightened risk of flooding in Broadwell due to increased surface run-off.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: AONB**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Situated prominently on the ridgeline, the proposed development site will alter the rural vistas from a significant expanse encompassing the Evenlode valley, Chastleton Hill, and the villages of Churchill, Adlestrop, and Evenlode. This contradicts the goal of preserving a conservation area within an Area of Outstanding Natural Beauty.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: Public Transport**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Public transport in Stow is lacking, with no railway station in the town. The nearest stations, Moreton-in-Marsh and Kingham, are both approximately 5 miles away. Consequently, residents in any new development, especially those not working in Stow, are likely to heavily depend on car transportation.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: Housing**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** While STC aims to deliver 37 affordable houses by 2031, proposing 170 new homes on the North-East Site, the NDP specifies the developer's intent for 240 homes, encompassing land within Broadwell Parish. Both plans incorporate 70 affordable homes, but STC would lack control over the occupants of the remaining 70%—potentially comprising the elderly, commuters, or vacation landlords. Consequently, this development doesn't ensure alignment with STC's demographic goals and appears disproportionately excessive in addressing the actual need.

## David Sargentson

**Address:** 4 Mulberry Green, Upper Oddington GL56 0XP

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Stow on the Wold Neighbourhood Development Plan

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The plan seems unnecessary bearing in mind the local plan is meeting and exceeding its requirements. The site is within the AONB and on agricultural land and would cause significant road safety issues and loss of already stretched amenities. It also does not appear to be a sustainable development.

## David Stanley Rae Watson

**Address:** Broome Cottage, Evenlode GL56 0NN

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I wish to oppose this Policy for the following reasons: 1 Highways. this obvious for all to see 2 The site is truly rural and very prominent from miles away. 3 The Social Housing Need has been met by the grant of planning permission in Oddington Road. 4 The proposed Planning Gain in the form of a Community Hall is out of of Centre for Stow which has the St. Edwards Hall which is little used

## David Walker

**Address:** The Old Bakery, Chapel Street, Broadwell, Moreton in Marsh. GL56 0TW

**Organisation and position, if applicable:** local resident

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposal for 100 market homes and 70 affordable homes along with a car park and community centre constitutes major development on a prominent hillside in an area designated AONB and is beyond the scope of the 37 affordable homes identified in the current plan and already



satisfied with existing planning proposals. Stow has no requirement identified for strategic development. The proposal results in a direct loss of productive agricultural land. the landscape designated as AONB must be protected and enhanced - the scheme does neither. The proposal conflicts with Cotswold District Council's carbon neutral by 2045 requirement with a major development, construction and infrastructure work along with continuing additional vehicle movements exceeding 1000 per day onto an already very busy and dangerous road junction and no alternative local sustainable transport. The highways impact is significant with traffic congestion in Stow already leading to vehicles using the narrow roads through Broadwell village to circumnavigate the delays in Stow. The cars leaving the development will travel through Broadwell when heading South without the necessary infrastructure in place to cope with any increased volumes of traffic. The car park proposal adjacent to the Broadwell Hill road is too remote from the town centre and will not be used appropriately by visitors. The foul and surface water drainage serving Stow and travelling down towards Broadwell is currently a problem and the major development will further exasperate this unless major improvements are carried out to the sewage treatment works which impacts AONB and the village of Broadwell with smells and the storm water run off from Broadwell hill which already impacts the roads, houses and gardens in Broadwell is likewise impacted. I believe that Broadwell village has NOT been appropriately consulted in the development of the plan even though the impact of this major development has a significant negative on the village. The major development in an area designated AONB and on productive agricultural land on a prominent hillside viewed from many adjacent areas is inappropriate.

## Deirdre Boyle

**Address:** Rectory Farmhouse, Broadwell, GL56 0TL

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Tesco housing development

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** On many fronts opposed to this idea. Broadwell would be hugely impacted so I believe we residents should be included in a referendum if there is one.

## Diane Close

**Address:** 2 Fosseway Cottages, Moreton Road, Stow-on-the-Wold, GL541EG

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Stow-on-the-Wold Neighbourhood Plan

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I oppose this development. The A429 can not cope with another 240 plus vehicles going through Stow, everyday there are several queues on this road. We need social housing not affordable housing as the youngsters cannot afford the cost of affordable housing. The government are not expecting Stow to build new houses plus there is already a new development starting in the near future, on the east side of Stow. The GP practice would not be able to cope with an increase of 30% in the population. We are in an area of outstanding beauty and this development would be seen for miles.

## Dilys Neill

**Address:** Templis, Broadwell, Moreton in Marsh. GL56 0TU

**Organisation and position, if applicable:** Ward District Councillor for Stow & the Swells

**State paragraph number or policy you wish to comment on:** SSNP7

Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I have seen the work put into this plan over several years & it is a comprehensive document which identifies the problems in Stow & the Swells & suggests solutions. In particular, it aims to address the shortage of genuinely affordable housing for younger people & older people who can't afford to live in the retirement developments. However, I think that the proposed development behind Tesco is much too large. On P20 of the document, the first concern of residents noted is the need to protect the setting of the town & the AONB. the proposed very large development is in a highly visible part of the AONB & will affect the approach to the town from the north & east. In addition, the only access proposed for all traffic, residents & tourists using the car park or the community centre is via the lane which leads to Broadwell. Traffic along the A429 frequently backs up past this junction, there will be queues of traffic to get onto the A429 & despite the transport strategy mentioned at para G of SSNP7, the roads through the tranquil village of Broadwell will become a rat run. My suggestions for modification would be to significantly reduce the number of proposed houses. This would require further negotiation with Bloor, perhaps reducing the amount of affordable housing &

omitting the community centre as there are other community venues in Stow. I would also negotiate with Tesco to provide vehicular access past the store and directly onto the A429 where there are already traffic lights. Finally, it is clear that if the plan is allowed unmodified, Bloor will put in an application which includes the land in Broadwell on which they have an option. Whether or not this is allowed, the proposed plan will have a huge effect on Broadwell village & residents of Broadwell should be allowed to express their views in th

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP10**

**Do you support, oppose or otherwise wish to comment on this paragraph? Support**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I am pleased to see these important green spaces identified

**Would you like to comment on another section of the Plan2? Yes**

**State paragraph number or policy you wish to comment on: SSNP3**

**Do you support, oppose or otherwise wish to comment on this paragraph? Support with modifications**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Housing assessments have identified the need for one bedroom properties & these should be included in the mix

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP13**

**Do you support, oppose or otherwise wish to comment on this paragraph? Support**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I full support the aspiration that the development should be zero carbon ready

## Donald James Gifford

**Address:** Old School House, Icomb, Cheltenham, Glos GL54 1JB

**Organisation and position, if applicable:** Retired

**State paragraph number or policy you wish to comment on: SSNP8**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I am over seventy. Parking in the square is already very difficult. The Tesco and downhill parking areas are too far away.

# Dr Anthony Gershuny

**Address:** Springside Banks Fee Lane Longborough GL56 0QG

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Medical Provision and Schooling

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** What is the evidence you are providing for supporting medical care for the more than 600 new homes in Stow and Moreton That equates to more than 2000 people who require family practitioner medical services which are already overstretched. Secondly it's likely there will be several hundred 300-400 children of school age needing educational services ? 2 new schools.

# Dr Nigel Moor

**Address:** The Old Chapel, High Street, Blockley, Gloucs GL56 9EX

**Organisation and position, if applicable:** Chair Stow Community Land Trust

**State paragraph number or policy you wish to comment on:** Policy SSNP3:Housing Mix

Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Add this final sentence to paragraph A of policy SSNP3 "These affordable homes will include Community Land Trust homes." Community Land Trusts have a unique role in that they can act as long term stewards of community assets, ensuring that they remain genuinely affordable for local people, not just for now but for every future occupier. This objective needs to be reflected in the relevant policies of the Neighbourhood Plan.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Policy SSNP7:Land North East of Stow

**Do you support, oppose or otherwise wish to comment on this paragraph?** Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** At the end of the third bullet point of Section A of Policy SSNP7 add the following sentence "These affordable home will include Community Land Trust homes." The justification for this change is the same as that offered for the proposed change to policy SSNP3..

## Edward Sale

**Address:** Mine Hill House, Brailes, OX15 5BJ

**Organisation and position, if applicable:** Private individual

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Please bear in mind that the National Planning Policy Framework (NPPF) specifies "when considering applications for development within AONBs, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest." These are not exceptional circumstances. The need for affordable housing has been met elsewhere. In addition, the NPPF specifies that "great weight should be given to conserving and enhancing the landscape and scenic beauty in AONBs which have the highest status of protection in relation to these issues" and the "the scale and extent of development within all these designated areas should be limited". This site is visible right across the Evenlode Vale, from Brailes to Churchill. It will affect us all.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I oppose the idea to take out 1/3rd of the car parking spaces in the Square moving cars to a new car park behind Tesco. This will be a 15 minute walk - too far and too inaccessible for the centre of Stow. The Maugersbury Road car park is already under-used because people find it too far from the shops. This will have a detrimental effect on commercial business for businesses in the Square.

## Eleanor Paget

**Address:** Manor Farm, Icomb, GL54 1JL

**Organisation and position, if applicable:** Private citizen

**State paragraph number or policy you wish to comment on:** SSNP7

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This is a large development in an AONB in a prominent place outside the town. 240 more houses will create lots more traffic where congestion is already high especially at weekends and in the holiday season.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** It is known that lack of parking in town centres is crucial in maintaining local shops. Removing 15 parking places in the square will threaten Stow's thriving independent shops which are of great benefit to local residents who are spared having to travel further afield so adding to congestion on the roads and pollution generally.

## Elise Dawes

**Address:** 9 Cotswold Meadows, Great Rissington GL54 2FN

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP8

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The square is a large space and when people park correctly in spaces allowed it is not too crowded. If spaces are taken away and allocated outside the town it will deter visitors and local businesses will lose out. The parking in the square should be policed better to stop people parking on yellow lines etc, but not reduced.

## Elizabeth Wills

**Address:** Kirkham Farm , Upper Slaughter, GL54 2JS

**Organisation and position, if applicable:** Chairman Upper Slaughter Parish Council

**State paragraph number or policy you wish to comment on:** Major development of housing on the Broadwell Road

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Firstly I understand that recent housing development in Stow has more than fulfilled the requirements by the Local Plan . And therefore I can see no justification for a major new development in AONB . It is also within the Cotswold National Landscape but seemingly has no demonstrated the circumstances that are essential to justify its approval.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Parking in Stow

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I understand that the square is going to have reduced parking. As a local resident of 50+ years this is a sure fire method of killing the centre of Stow for locals. Of course I understand that there are visitors but please can some thought be given to those needing to quickly pop into the chemist, post office, library, butcher etc. Not all are old like myself there are young working mothers rushing back from school runs , have they got time to trail their tired kids 15 minutes there and back to pick up a prescription?

## Eloise Duckworth

**Address:** Hillside Cottage, Broadwell, Gloucestershire GL56 0UA

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Stow-on-the-Wold and the Swells Neighbourhood Development Plan

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This development is proposed in an ANOB for houses that will blight the landscape and create horrendous traffic, environmental problems that are totally unnecessary.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Stow-on-the-Wold and the Swells Neighbourhood Development Plan

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** See previous answer.

# Emily Campbell

**Address:** Sheep Dip, Lower Swell, Stow on the Wold. GLOS. GL54 1HG

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Stow on the Wold have just approved the building of a set of affordable houses off the Oddington Road. I feel strongly that this is sufficient development, alongside the development taking place on the Stow side of Moreton in Marsh. The area is already increasingly overcrowded, with little in town parking and an additional 200 + homes will stretch all local infrastructure too much. In addition, the site falls within an AONB and consequently the concept of 240 new homes should be refused.

# Emily Tasker

**Address:** 3 The Bank, Broadwell GL56 0TZ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Policy SSNP7: Land North East of Stow

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The plans for these houses would add significant time, traffic and stress to my children's school run every day. It would also impact the time it would take for ambulances and other services to get to us in the event of an emergency. The plans would be a blot on the landscape, obstructing a very special view over the Evenlode valley.

# Emma Ashton



**Address:** Broadwell Hill, Moreton-in-Marsh GL56 0UD

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Policy SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Whilst many of the objectives and aims of the plan might be considered good, there are some that give great cause for concern. In particular, the proposal of a large development on a site north east of Stow and the removal of car parking spaces in the square. The development to the north east of Stow is on the four fields behind Tesco and Hawkesbury Place. This site is currently agricultural land in a prominent hill-top position in the Area of Outstanding Natural Beauty. This land should be protected by the National Planning Policy Framework and should not be built on except in exceptional circumstances. This development is for 240 houses, 70 of which will be affordable. (The plan only refers to 170 because some of the land is within Broadwell Parish but these 70 further houses are part of the same development.) This is not even in line with Cotswold District Council's Local Plan which states that STC should be looking to allocate small and medium-sized sites defined as no larger than 1 hectare. Not only is this site outside the Development Boundary for Stow but it is too large. It would be completely out of proportion with the size of the town. STC have identified the need to provide 37 affordable houses between now and 2031. However, the need for affordable housing in Stow has already been met by the development that has been granted permission on the Oddington Road site. STC also propose to build a new car park here and to take out one third of the parking in the Square. This car park will be a 15 minute walk to the square. It is hard to believe this will be of economic benefit to the businesses in Stow. Many of us drive to Stow to do quick errands and pick up provisions. We will be deterred from doing so by increased congestion and fewer parking spaces. A 15 minute walk to and from the new car park is not a practical alternative. The Mangersbury Road car park is already under-used, despite being closer to the centre. STC also propose a community hub building on the land north east of Stow. There has been insufficient consideration for the running and management of this commercial building. It cannot be considered necessary to build something of this nature on a site within an AONB.

STC assert that the site is well connected to the town. This is not true. Vehicular access will be via Broadwell Hill lane. The junction of Broadwell Hill land and the A429 is already often very congested. Villages to the north and east of Stow are very concerned that this will lead to even more cars diverting through them in order to avoid Stow. Donnington, Broadwell, Evenlode and Oddington already suffer from this and, when even more traffic is generated by all the development this side of Moreton, this will only get worse. In addition, the National Planning Policy Framework says that a town council should not be building on land within the AONB except in exceptional circumstances. These are not exceptional circumstances. The Government says that "in order to meet the basic conditions, your neighbourhood plan must: have regard to national policies (including the National Planning Policy Framework) and advice contained in guidance issued by the Secretary of State." This plan does not.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Policy SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I think it would be

a great mistake to remove car parking spaces from the square. Stow is busy but this gives it life. I talked to a shopkeeper recently who admitted that they don't find parking a problem because they get there early enough to find a space in the square! They leave their car there all day and have never had a ticket! She also didn't even know that the Mangersbury Road carpark even existed! It is under-signed and under-used. I often drive to Stow and park in the square to run errands and shop. I try to support small, independent businesses but if I can't park nearby I won't come as often. For example, it will be easier to buy a loaf of bread at the supermarket than park out of town, walk in and then walk back out. I just don't have time to do that on a regular basis let alone how we will cope with the increased volume of traffic at the junction of Broadwell Hill lane and the A429.

## Emma Keswick

**Address:** Rockcliffe, Upper Slaughter, Cheltenham, Glos GL54 2JW

**Organisation and position, if applicable:** NA

**State paragraph number or policy you wish to comment on:** Over loading of development

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Ruin area of outstanding beauty and exhaustion of local amenities.

## Frances bendig

**Address:** Cotham cottage, 40 high street, Milton under Wychwood ox7 6le

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Stow on the world and the swells neighbourhood development reg 16

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Keep the parking in stow it is crucial for business.

Francesca Copley

**Address:** The park stow on the wold gl54 1dx

**Organisation and position, if applicable:** B simply rooms

**State paragraph number or policy you wish to comment on:** SSNP1

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Parking, traffic, lack of space to move in the summer already, lack of space already in our little time, not enough shops etc to serve more people (or any to provide for what we've got)

## Gayle Thompson

**Address:** Berghersh House Witnesham IP6 9EZ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Regulation 16

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The stow centre is thriving and any removal of parking will be detrimental, providing alternative parking 15mins away is fine but not to have one or the other.

## Geoffrey Williams

**Address:** 51 Griffin Close Stow, GL 54 1 AY

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Appendix E policy SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Stow currently cannot cope with the traffic levels in the town on a regular basis, not just school holidays

these days. Introducing up to 240 homes (potentially 480 cars ) will make a bad situation worse. The additional car parking will help visitors but the permanent residents will not benefit very much. In addition all the major infrastructure services , especially health , sewage disposal which is already failing , and education will be over loaded. I do not wish to see anymore of Stow concreted over, brown field development would be acceptable on a replacement basis but a massive extra new development such as this would overload the towns character and resources.

## Gerard Nock

**Address:** Smenham Farm, Icomb, Stow on the Wold, GL54 1JQ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** We would also seriously object to the proposed residential development behind the existing Tesco store which is on land presently protected as an AONB. This development would seriously add to the existing traffic congestion from Broadwell Hill Lane to the Fosseway. This development would be out of proportion with the town and is not a necessary requirement. We understand that there is a current application for 37 affordable houses off the Oddington Road which will fulfill those affordable housing requirements until 2031.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** My wife, Susan Nock and I have been living at Smenham Farm, Icomb for 41 years and since that time we have regularly shopped in Stow on the Wold. We would strongly object to the reduction of car parking spaces in the square as we tend to park in the square for a maximum of 30 minutes and the council's proposals for recusing the car parking spaces would probably mean that we would not shop in the town centre again. We feel that this proposal would have a serious adverse effect on the retail trade in Stow.

## Giles A Thorley

**Address:** Loxley House, Broadwell GL56 0TL

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** POLICY SSNP7 I strongly believe that the policy does not meet the basic conditions for a neighbourhood plan. Notably, it fails to meet the requirements of paragraph 183 of the National Planning Policy Framework (“NPPF”) and does not contribute to sustainable development. For these reasons Cotswold District Council and the Independent Examiner should require Stow Town Council to remove this policy before the Neighbourhood Plan can be put to a referendum. If the Neighbourhood Plan is permitted to proceed to a referendum without amendment, I believe that the breaches of the NPPF are such that Judicial Review would be the appropriate course of action against this plan. 1. POLICY SSNP7 DOES NOT MEET THE REQUIREMENTS OF PARAGRAPH 183 OF THE NATIONAL PLANNING POLICY FRAMEWORK Paragraph 183 of the NPPF requires that “[w]hen considering applications for development within [...] Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest”. According to paragraph 183 NPPF, this will only be the case where the following three conditions are met: 1.

There must be a need for the development. 2. There must be no alternatives to the development; and 3. The proposal must show that any detrimental effects on the environment, landscape, and recreational opportunities will be moderated. Policy SSNP7 does not satisfy any of these conditions. 1 There is no need for the proposed development There is no need for 170-240 new houses in Stow on the Wold or the Swells. This is evidenced by the Stow on the Wold and the Swells Neighbourhood Plan Housing Need Assessment (the “HNA”), which identified a need for just “4 homes per annum (rounded) or 37 homes over the Neighbourhood Plan period (2021-2031)” in Stow on the Wold and the Swells. This need has now been met with the approval, on 13 December 2023, for a development of 37 new, affordable houses (Application No. 23/01513/FUL). No additional evidence has been provided as to housing need above and beyond that identified by the HNA, the Policy SSNP7 therefore fails to meet the first test. 2 There are alternatives to the plan Even if Stow on the Wold’s identified need for 37 houses had not already been met by the Oddington Road development, there would have been alternative ways to meet this need. For instance, there remain over one hundred empty, unsold properties in Stow’s two most recent retirement developments more than two years after these were completed. These could have been (and still could be) redesignated as properties for affordable or social rent or affordable ownership. Such a proposal would go some way to addressing Stow Town Council’s own Policy SSNP5, which acknowledges Stow’s current “oversupply” of age-restricted housing. 3 Policy SSNP7 does not contain legitimate measures to moderate the detrimental effects to the environment and landscape Policy SSNP7 would have severe negative effects on the local environment and landscape including loss of habitat and carbon storage on the greenbelt development site; significant additional road traffic and congestion; increased flood risk in Broadwell; greater risk of sewage discharges into local rivers; and, damage to the natural beauty of the AONB and conservation area. The Neighbourhood Plan does not propose any meaningful plans to moderate these detrimental effects and therefore fails to meet the third requirement of paragraph 183 of the NPPF.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposal to remove parking in the Square in Stow with the additional parking incorporated into the SSNP7 development, is likely to spell disaster for the retail and business community in Stow. The idea that potential customers are going to park in this new car park and walk into the town centre for their shopping needs when there is more accessible shopping alternatives at Tesco in Stow (which they'd have to walk past), Aldi and retail units in Moreton in Marsh (all with free parking immediately outside. What is more galling is that while there is a 2 hour wait time parking restriction imposed in Stow Town Square, Stow Town Council do not make any enforcement effort. Simply policing the existing parking restrictions would provide constantly available parking spaces, maintain easy access for local residents and provide the retailers and businesses in Stow Square with the year round local customers that they need. Moreover, it could more than fund the cost of policing and provide useful revenue to the Town Council. SSNP8 would be a disaster for the businesses that are currently operating in Stow and the town has the potential to be a bypassed oddity serving the occasional coach tourist trade. Local customers will go elsewhere!

## Glynn Hughes

**Address:** The Lazy Y Park Street Stow on the Wold GL54 1AQ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Building houses in Stow

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The current infrastructure of Stow will not support any additional development in the town. Traffic is already at a standstill at numerous times during the day and obviously any additional construction will just add to this. Have any checks been made as to whether the doctors; dentists; schools etc can cope with extra numbers. Large scale retirement developments have already been built on the edge of the town but these are still not fully occupied after several years. If affordable housing had been included in with those developments then there might not be a housing shortage for local people.

## Greg Forster

**Address:** Hope Cottage, Chapel Street, Stow on the Wold GL54 1DA

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** All

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** No improvements or modifications just a flat opposition. It all revolves around one big development of new houses with a community hub. All this is not in keeping. The sheer scale & location on the slope would erode the character & rural setting of the town. Adversely affect the intrinsic value & high impact value of the area of outstanding natural beauty. Harm the rural setting of Scheduled Monument. Harm the setting of the Conservation Area. Harm the settings of a Grade 1 and a Grade 2 listed buildings. The development could generate 600 extra vehicle movements a day and the Fosse Way is already well above capacity. A major new junction at the Broadwell Road is proposed, together with upgrading the road itself. Broadwell will become a rat run too. Approximately 20% of all the housing stock in Stow is used for Second Homes & holiday lets, the projected Housing need is for some 40 new dwellings by 2031. We have already have 40 derelict buildings, unoccupied flats and building plots that can be made available in Stow! The local infrastructure can't cope (apart from the school they need young families, and can they afford to move into these new properties) the sewerage plant can't cope. Borton & Moreton have new developments popping up. What Stow on the Wold needs is truly affordable housing for young people & families. Local business needs local employees who live in the town.

## Guy Burkill

**Address:** Ganborough House, GL56 0QZ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The community hub and the car park are at the furthest extreme from the centre of Stow. This makes no sense. If built, both should be at the southern end of this land and as near as possible to the centre of Stow, to maximise use of both. Positioning a car park at this site is no justification for removing parking in Stow town centre. It is not a sensible alternative – motorists will continue to seek to park in the town centre and are unlikely to give up and find their way to this remote new car park. This is an AONB. The proposed development would not meet the requirement of “exceptional circumstances” and I do not find anything in the plan that attempts to justify it.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Reducing the parking in the town square will plainly be detrimental to local business. It is difficult to see what is proposed in its place, as this section is merely vague desiderata of doubtful benefit. What does “provided that space is repurposed for public realm improvements only” mean? How can one comment on such a nebulous statement? The reality is that drivers will be jostling for even fewer spaces, increasing the number of circling cars and adding to

pollution. Killing traffic will kill business in the square. The likely consequences are all detrimental and the proposed benefits are vague and hopelessly optimistic.

**Would you like to comment on another section of the Plan2? No**

## Hannah Totham

**Address:** Dower House, Maugersbury, Cheltenham GL54 1HR

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP4

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Whilst the sentiment behind this policy is understood I question the ability for it to be delivered. Only a couple of other places have implemented similar policies and it is too early to determine whether they are workable. In St.Ives there is evidence that the policy has had an impact on the wider housing market and this is not yet fully understood. The draft NP states that they do not envisage this being an issue in a smaller market town but there is no reasoning given as to why they think that. Presumably by imposing a principal residence condition on new housing, those seeking second homes and holiday lets will target the existing housing stock instead. It would be much better to focus on lobbying for national changes to planning policy (the government is already considering this) so that Stow does not become a victim of unintended consequences.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on:** SSNP7 land north east of Stow

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This policy proposes a development of 240 houses outside the development boundary of Stow on a prominent site in the AONB. I understand that not all the development site technically falls under the area covered by the Neighbourhood Plan it is disingenuous to only talk about the development as 170 houses. They recognise that the developer intends to apply for the entire site so this is a proposal for the addition of 240 houses to the town of Stow. That represents a massive 25% minimum increase to the population of Stow. This would completely change the character of the historic market town and result in the loss of the reasons tourists want to visit and local people want to stay. The building of these houses would not achieve a rebalancing if the towns demographic as argued by the Plan. Building houses will not correct the demographic, any market housing would most likely be bought by the older demographic as there are many reasons they are attracted to the area. The argument that all of this is required for the affordable housing element is also not valid. A development for 37 affordable homes has been given permission recently (subject to the S106 agreement) as a rural exception site. This delivers Stows affordable housing requirements whilst most importantly complying with the Local Plan. In contrast the proposed



development of 240 houses is in total contravention of the Local Plan. The Local Plan is vital in protecting the AONB from developers that are only concerned with profit and in my opinion the harm of this proposed development vastly outweighs any perceived gain. The plan makes the case for public benefit also on the basis of a public car park and new community hub. I disagree that Stow has a need for another community space. We have many underused spaces in the town and surrounding villages of all different sizes and it would be much better for investment to be made in these. In regards parking I completely agree that Stow has a parking problem but building new car parks is not the answer. Studies have shown that more parking (like building more roads) simply encourages more cars. What Stow needs is a proper sustainable transport strategy to encourage and facilitate tourists to visit without their cars. In summary I oppose policy SSNP7 as it would cause harm to the AONB and goes against the Local Plan and is unnecessary to deliver the affordable housing requirement for Stow.

**Would you like to comment on another section of the Plan2? No**

## Hazel Foggin

**Address:** 1 Elm Tree Drive, Upper Swell GL54 1EW

**Organisation and position, if applicable:** N/A

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** 1) Whilst fully supporting the need to build 37 affordable houses in Stow and the Swells, this requirement is now covered by the approval given recently for development on the Oddington Road. 2) There is already significant traffic congestion on the Fosse Way through Stow without the additional traffic lights that would be required for the extra cars joining the road from the planned large estate. 3) Provision of a large carpark outside of the town centre whilst restricting parking in the Market Square is likely to have impact on the footfall for the retailers and potentially their future whilst frustrating the local residents who need short, quick visits for services such as the Post Office. 4) The community hub has the risk of being an underused expense. There are buildings already in Stow Centre that could be adapted to provide a community centre. There is a need to change the demographic profile of Stow due to previous planning projects which have caused this issue to arise. This will not rectify the issue only cause merely cause major new issues to arise.

**Would you like to comment on another section of the Plan? No**

## Helen Middleton-Price

**Address:** Eastcombe, Camp Gardens, Stow, GL54 1DQ

**Organisation and position, if applicable:** N/A

**State paragraph number or policy you wish to comment on:** 1.6

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** There has been limited, poorly advertised engagement with the communities, and the feedback from this engagement has been poor. Many inhabitants of Stow complain that they were not aware of this proposed development. Indeed, I myself received no notice or information about the last local consultation events and became aware of them by chance. Furthermore, we were promised feedback from the 2023 events, but none has been forthcoming. The reasoning for selecting the chosen site was based on the responses of a small (214) proportion of self-selected (or recruited perhaps?) Stow residents, the location of whom is unknown. There has been no referendum. When is this to be? And how will it be ensured that every voting resident of Stow truly gets the necessary information to make an informed decision?

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 1.8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The Consultation Statement suggests that much of the dissent arose from “residents of Broadwell village using a template letter”. This is not my experience of talking to residents of Stow at the event I attended, in whom I found a great deal of disquiet. It is disingenuous to gloss over this; I should like to see more details of the feedback. When is this referendum to be? And how will it be ensured that every voting resident of Stow truly gets the necessary information to make an informed decision? The performance of Stow TC to date does not bode well, and there will be concerns that a referendum is pushed through with responses from a small number of heavily coached businesses and households.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 2.3-2.8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** These paragraphs illustrate well that Stow requires truly affordable housing for local people and not more vast estate houses at market value. Any development in Stow should be only truly affordable housing at social rents. As we already have one development that has received planning approval on the Oddington Road (23/01513/FUL | Exception site for 37 affordable homes), Stow on the Wold requires a second similar modest-sized development of truly affordable homes only, and not a huge housing estate as envisaged.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 4.14

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** It would be interesting to see where these 214 responses came from. For instance, were they from the area around the alternative site that was, apparently, rejected overwhelmingly? We need to see this kind of information to have any faith at all in the claim that this is a representative sample of Stow residents and not a vigorously recruited residents to serve the agenda of one interest group.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on:** MAIN ISSUES AND CONCERNS RAISED AS A RESULT OF CONSULTATIONS • Concern that the unique townscape and environment of the town, parish and AONB should be conserved and enhanced and not spoilt by inappropriate development.

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The site that has been chosen for this huge development could not be more inappropriate. It will be a blight of undistinguished architecture from a major developer on an elevated hillside, overlooking open countryside in an AONB, adjacent to the Monarch's Way, overlooking the Scheduled Ancient Monument 'Stow Camp'. A smaller, modest development that could be kept away and fully screened from the beautiful surroundings could be more acceptable.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on:** Policy SSNP3: Housing Mix B. Within the Stow on the Wold Development Boundary proposals for residential development schemes of 6 or more dwellings will be required to deliver the following mix of dwelling types: • 17% 2 bed • 33% 3 bed • 34% 4 bed • 16% 5 bed

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** We need 100% affordable houses. There are enough market value houses in Stow.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on:** Policy SSNP4: Principal Residence Proposals for new open market housing

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Will this be an aspiration that will be lost as soon as a developer gets its hands on the land? I'm afraid that this resident has little confidence that this will be upheld. I have a family member living in a house on the Moreton Park estate. She is surrounded by buy-to-lets, second homes and holiday cottages. Can CDC/Stow TC give a cast-iron guarantee that these houses will only be sold to owner-occupiers?

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on:** Policy SSNP7: Land North East of Stow A.

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This is a vast overdevelopment for a small town like Stow. A huge estate of largely undistinguished houses will be a blot on the landscape. Furthermore, it will result in an enormous amount of traffic and pressure on local resources on a route that is already gridlocked for much of the year.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 5.27 A small part of the site – its south-western corner – lies within the Conservation Area

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The development will cover the sloping hillside facing westwards, and will be visible for miles, blighting the view from the Evenlode valley and Adlestrop. The estate will abutt the footpath of the Monarchs Way which is used for peaceful recreational walking. The footpath will now be adjacent to an enormous housing estate, and the historical surroundings diminished and degraded. Noise levels will increase significantly from the traffic to 170 houses (and possibly in the future, more), and will disturb the wildlife, walkers and residents in the area.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Summary view

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** In summary, I think this whole plan is misguided and inappropriate for Stow on the Wold. Of course, there is no doubt we need more affordable housing for local people and for those working in the town. But this massive development will degrade the character of Stow, will spoil the view of Stow from the East in an AONB and will impinge on several historic sites, including the Monarch's Way and the Scheduled Ancient Monument 'Stow Camp'. A much smaller and discreet development is what is needed.

## Henrietta Kenney-Herbert

**Address:** Frogmore Farm, Moreton in Marsh, GL56 9AA

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7 Land North East of Stow

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Simply no infrastructure is in place to support any more developments

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** There is a huge amount of elderly housing in and around Stow and accessibility to the Square by car is essential

**Would you like to comment on another section of the Plan?** No

## Hilary Ponti

**Address:** College Farm Wyck Rissington GL54 2PN

**Organisation and position, if applicable:** answering in personal capacity but also on WRPC

**State paragraph number or policy you wish to comment on:** Regulation 16 consultation

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** unsustainable, impractical, ruins AONB, pollution, lack of infrastructure

**Would you like to comment on another section of the Plan?** No

## Hugh Tollemache

**Address:** Hyde Mill, Stow on the Wold, GL54 1LA

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7 Land North East of Stow.

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Stow-on-the-Wold and the Swells proposed Neighbourhood Plan I wish to oppose the Stow-on-the-Wold and The Swells Neighbourhood Development Plan for the following reasons: 1. The area proposed is in a very visible situation on a hilltop in an AONB and as a result the character of the Outstanding Natural Beauty would be diminished considerably. 2. The idea of a car park 15 minutes away from the centre of Stow, at the same time as reducing the parking in The Square, is really not very sensible. It will seriously affect the ability of current residents to shop in Stow and will result in less easy access not more. I believe that it would encourage local residents to go shopping in Bourton or Moreton leaving Stow in the cold. 3. Congestion on the A429 is already very bad, and more houses will add to the difficulties for local residents. 4. Light pollution in the proposed area will have a dramatic effect on the peaceful enjoyment of the area; the countryside will start to resemble an urban environment instead of an AONB. It is essential that Areas of Outstanding Natural Beauty be conserved for the long-term enjoyment of future generations. We are asked for comments for modification to the Plan: every historic village has a small number of “new” houses built in the 1950’s and 1960’s. Both the houses and the residents of those houses integrated into the established neighbourhood without fuss or disruption. I suggest that this policy be re-established locally by building a small number of houses in each village in the immediate area, thereby matching the 240 house development. In each village, 30% of these houses should be affordable. The total cost will of course be more, but the benefits compared with the existing proposal would be very encouraging and would, I believe, have widespread support. Hugh Tollemache 22nd December 2023

**Would you like to comment on another section of the Plan?** No

## I Hunter

**Address:** The Granary, Adlestrop, GL56 0YR

**Organisation and position, if applicable:** Promethean Developments, Director

**State paragraph number or policy you wish to comment on:** SSNP8

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The reduction in parking spaces in Stow’s main square will not only inconvenience hundreds who use Stow’s centre for daily errands, but as local business owners, will be of huge detriment to the foot fall within town centre. As a mother with young children, walking from beyond Tesco to run errands in the centre is absolutely not feasible, whilst carrying bags and trying to keep young children safe along the roads. The parking is already a struggle, and with a reduction will I’m sure serve people to be forced to run errands in neighbouring downs, namely Moreton or Chipping Norton. Many of the small boutique stores, cafes and deli’s benefit from unplanned ‘drop in’ visits from people in town there for alternative purposes, this will have consequences on these small businesses. I myself use Stow several times a week personally irrespective of our business run from there. I would in the future look to do this elsewhere, which would be a great shame. I therefore strongly object to this proposal.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I am strongly objecting to this proposal due to the unnecessary nature of the development. This development falls within the AONB. Bear in mind that the National Planning Policy Framework (NPPF) specifies “when considering applications for development within AONBs, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.” These are not exceptional circumstances. The need for affordable housing has been met elsewhere. As a resident of Adlestrop this will cause obstruction, traffic and congestion in an already overly busy small town. This would go against the strict planning laws for AONB’s and I see no reason why this would be a necessary development.

**Would you like to comment on another section of the Plan2?** No

## Iona Sale

**Address:** Coachmans Cottage, Adlestrop GL56 0UN

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP8

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** An additional car park at Tescos to encourage people to park there & walk into the town would take 15 minutes. The car park at Mangersbury is never full because it is too far to walk into the town (and it is closer than the proposed Tescos car park) which is proof Tescos is too far out of town. This would be extremely detrimental to the shops & businesses in the town.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** \_

**Would you like to comment on another section of the Plan2?** No

# J Tatts

**Address:** GL54 1hq

**Organisation and position, if applicable:** Life long - Local resident .. f'ked off with greedy companies ruining our land and lives !

**State paragraph number or policy you wish to comment on:** All

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Do Not Need more houses on our countryside. Go build in city's or adapt rundown buildings instead !

**Would you like to comment on another section of the Plan?** No

# Jacqueline O'Neill

**Address:** The Barn, Ford, Temple Guiting, Cheltenham GL54 5RU

**Organisation and position, if applicable:** Jonjo O'Neill Racing - Director

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The number one argument is development within the AONB. Bear in mind that the National Planning Policy Framework (NPPF) specifies "when considering applications for development within AONBs, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest." These are not exceptional circumstances. The need for affordable housing has been met elsewhere.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose



**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Not feasible

**Would you like to comment on another section of the Plan?** No

## Jacqueline Thomson

**Address:** Lower farm house Adlestrop GL560YR

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Totally destroy historic town of Stow

**Would you like to comment on another section of the Plan?** No

## James Vaughan-Hitchcock

**Address:** Whispers, Broadwell, Moreton in Marsh, Gloucestershire, GL56 0UF

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The traffic in Stow on the Wold is absolutely horrendous as it is. The highways cannot support further development. Additionally, they isn't the jobs or infrastructure in the area to need this development.

**Would you like to comment on another section of the Plan?** No

# Jane Billington

**Address:** Rissington Road, Bourton on the Water GL54 2DZ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** More houses at Stow on the Wold

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The Fosseyway cannot support the traffic using it at present. There are already a large number of houses being built in Moreton on the Marsh which will create more traffic for this much overused route. Over 200 houses more in Stow will make the Fosseyway into a permanent problem. There are insufficient school places and doctors for this number of extra families.

**Would you like to comment on another section of the Plan?** No

# Janet Eustace

**Address:** GL56 0XG

**Organisation and position, if applicable:** Clerk, Oddington Parish Council

**State paragraph number or policy you wish to comment on:** The NDP

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Oddington Parish Council objects to the Stow-on-the Wold Neighbourhood Plan on the grounds that it fails to meet the 'basic conditions' set out in the legislation. The proposed housing development to the rear of Tesco's is major development in the Cotswolds National Landscape but the NDP fails to demonstrate the necessary exceptional circumstances and the development is not in the public interest. The Local Plan is on track to deliver the required 5 year land supply. The housing expected to be provided in Stow has been met and is expected to be exceeded by 59 homes. The NDP proposal for 170 additional homes would more than double the dwellings anticipated at Stow over the Local Plan period. There is no demonstrable need for open market housing and the affordable housing need will be met by the recent planning approval for the site on Oddington Road. The site of the proposed new development is located within the AONB/National Landscape and is on productive Grade 3 agricultural land. It would be highly visible as it is very open to the north, south and east, with wide sweeping views across the Cotswolds landscape towards Oddington, Adlestrop, Cornwell, Chastleton and Kingham. The NDP does not promote a sustainable pattern of development that aligns growth and infrastructure. It does nothing to improve the environment, reduce travel or mitigate climate change. The proposals would materially worsen traffic congestion on the main roads leading into, and through Stow, particularly in the peak periods, resulting in a

harmful impact upon the vital tourist trade but also upon residents and businesses in the town and surrounding villages. Further harm will be caused to business by the reduction of available parking in the Town Square which will discourage locals from surrounding villages using the town for essential services. The NDP should not proceed further without significant revisions to address the conflict with national policies and advice, conform with the Local Plan and contribute towards sustainable development.

**Would you like to comment on another section of the Plan?** No

## Jeni Smith

**Address:** The Old Exchange High St. Shipton under Wychwood OX7 6BA

**Organisation and position, if applicable:** Member of public

**State paragraph number or policy you wish to comment on:** SSNP8

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** What is the point of an AONB if STC are able to ignore it and ruin the area?

**Would you like to comment on another section of the Plan?** No

## Jennifer Leigh

**Address:** 7 Ferndale Barns, Lower Swell, Cheltenham, Gloucestershire. GL54 1LP

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Too many houses

**Would you like to comment on another section of the Plan?** No

# Jenny Evanson

**Address:** Idbury, OX7 6RU

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The scale and nature of the development and parking are in conflict with the needs of the existing community.

**Would you like to comment on another section of the Plan?** No

# Jesse D'Ambrosi

**Address:** 1 Digbeth Street, Stow

**Organisation and position, if applicable:** Owner, D'Ambrosi

**State paragraph number or policy you wish to comment on:** SSNP8

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This would have a severely negative impact on our business. Our customers require parking when running errands. Stow is a working town with a butcher, baker, pharmacy, grocery store. It is not realistic to think that customers will continue to support these businesses if they are unable to access them in a convenient way.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** There is already a large development underway in Moreton, the roads are already extremely congested. This project is unnecessary, excessively large, not in line with AONB guidelines and would be a detriment to the landscape.

**Would you like to comment on another section of the Plan2?** No

# Jessica Mitchell

**Address:** College Farm, WR12 7NL

**Organisation and position, if applicable:** NA

**State paragraph number or policy you wish to comment on:** SSNP8

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The removal of a substantial number of parking spaces in the centre of Stow is going to have a detrimental effect on businesses. Moving these outside of the town to a new car park will prevent locals and those from surrounding towns and villages accessing the well used amenities in the town.

**Would you like to comment on another section of the Plan?** No

# Jessica Sheldrick

**Address:** Daylesford, G156 0YG

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?**

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** \_

**Would you like to comment on another section of the Plan2?** No

# Joanna Parris

**Address:** 22 Rogers Lane, Ettington CV37 7TA

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** development within the AONB

**Would you like to comment on another section of the Plan?** No

## John and Joanna Ireland

**Address:** Aylworth Manor Aylworth Naunton Gloucestershire GL54 3AH

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Far too many new homes in an AONB. Will seriously harm our special landscape. Will seriously add to congestion in an area which is becoming increasingly difficult to access. Reduction of parking places in the town square ridiculous. There are already many new homes in Oddington that more offer what is required. Will seriously spoil The Cotswolds.

**Would you like to comment on another section of the Plan?** No

## John Anthony Leonard

**Address:** Wheatsheaf House, Broadwell, Moreton-in-Marsh, Gloucestershire GL56 0TY

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Policy SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Broadwell Parish Council (BPC) submitted a detailed response to the Stow & The Swells Neighbourhood Plan (SSNP) in March 2023 and again as part of the Regulation 16 consultation. As Chair of Broadwell PC, I fully endorse these documents. I also, in a personal capacity, endorse the report commissioned by local residents and prepared by Chadwick Town Planning, which has been submitted in response to this consultation. During the time I have lived in the area (27 years), I have come increasingly to value how special a place it is, for residents and visitors, how vulnerable it is to irreversible damage and how close to overloading many of our services are. I am for change, but passionately believe that the imperative is for change to occur sympathetically, in accordance with regulation and guidance and with sound justification. None of these conditions are met by this plan. The nature of the area, with small communities distributed across an extraordinary and protected natural landscape, compounds the risk of local decisions being made without consultation with, or consideration for, the needs and utility of the people affected by them. In objecting to this plan, principally on the basis of Policy SSNP7, I would, above all, like to express my concern at the lack of awareness there appears to be, given how intrusive the proposals are, from service providers (eg the doctors' surgery), shopkeepers (many of whom do not live in Stow) and residents of Stow and the surrounding area (as evidenced by response to door-knocking of residents). For this reason, should this Plan proceed any further, I strongly request that the constituency that votes on the plan includes the wider area that is affected by it – at the very least, all the satellite villages and occupants of the surrounding countryside. The outcomes are sufficiently existential for this approach to be justified. I'd also note that the level of appropriate consultation in the preparation of this plan has been very poor and that if the one satellite community that is nominally included in the Plan – The Swells - is also concerned about SSNP7, it would enormously undermine the claim that the plan is in any way fit for purpose or supported locally. Taking the many technical and precedent-based arguments against Policy SSNP7 - in the documents referred to above and elsewhere - as read, I would simply like to say that this development presents an existential threat to the AONB and those who live here: The position of the proposed development would clearly, demonstrably and permanently compromise the landscape and historic vistas from the North and East of Stow. There are serious problems with the proposals around parking and the potential shift in the centre of gravity of the commercial centre – and life of – an historic town, particularly given the topography, its distance from the town centre and the proposed expansion of the Tesco site. Access to Stow and its environs will be threatened by a road system that is already overloaded – the regular back-up of traffic on the Fosse Way by the proposed site access and the increasing use of country lanes and village roads as rat runs are well documented and easily experienced. Both these factors will make Stow less able to serve the surrounding countryside, rather than more. The impact on services and safety is a real concern. For example, Broadwell lies directly in the watershed below the site and already is vulnerable to flooding. This is easily shown by the fact that a scheme to mitigate the existing problem by CDC/GCC, led by Laurence King, has been approved, with allocated funds, and is subject to legal agreement with the relevant landowners. Water levels were a threat as recently as two days ago, with vehicles unable to pass, or stranded in, the village. Numerous photos are available to demonstrate this. The run-off from an additional 240 houses, ancillary buildings and car parking will dangerously exacerbate a critical exist-i

**Would you like to comment on another section of the Plan?** No

**John Bausor**

**Address:** 1 Orchard Row Icomb G1541JB

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** within AONB. Visibility from south approaches. Already planning approval for houses on Oddington Road. Reduces car parking in centre affecting business which villages around rely upon - bank, PO, chemist, hairdresser etc - as older people cannot walk distance from alternative parking.

**Would you like to comment on another section of the Plan?** No

## John Forbes Campbell

**Address:** Swallow Barn, Old Quinmoor Farm, Broadwell GL56 0TB

**Organisation and position, if applicable:** Private resident of Broadwell for over 26 years.

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This development would be a major encroachment on the amenities at present enjoyed by the residents of Broadwell and their visitors. It is out of all proportion to the area and would spoil its rural character. It is unnecessary as the present housing stock together with that already planned is quite sufficient. Also there is surely further housing or dwellings that could be made available from unused small plots or underused buildings. The development, being on higher ground than Broadwell would feel overbearing to our village and, with the additional 80 houses sought by the developer, would give the feeling of the enemy massing their tanks and troops on the boundary. The traffic position at the top of Broadwell Lane would become unbearable, whatever clever arrangements are made there. So that people from Broadwell and the other villages on this side are likely to choose to go into Moreton-in-Marsh for shops, surgery, restaurants and so on rather than endure the delays which will inevitably occur at the junction with the Fosse Way.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The reduction of parking spaces in the market square will inevitably be damaging to local businesses. There will always be congestion and difficulty in finding a parking space but this can be accepted as a fact of life. Reducing the number of parking spaces is no way to address the problem. Better to leave people to sort themselves out and muddle through, even if it means them going somewhere else or coming back later.

**Would you like to comment on another section of the Plan?** Yes



**State paragraph number or policy you wish to comment on:** I cannot see a place to make a general comment so I shall do so here. It is clear that the major development in the plan mainly affects people living to the North East of Stow yet little consideration seems to have been given to us. In particular the Referendum which may be held does not appear to include us. So the people of the Swells on the far side of Stow, where no development is proposed would have would have a vote, but we would not. This is far from being democratic and fair. In addition I made comments on the plan at an earlier stage but I have no idea what became of them or if they are still accessible. Please read them if they are available somewhere in the system.

**Do you support, oppose or otherwise wish to comment on this paragraph?**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?**

**Would you like to comment on another section of the Plan?** No

## John Matthews

**Address:** 4 Old Quinmoor Farm, Broadwell, Moreton-in-Marsh, GL56 0TB

**Organisation and position, if applicable:** N/A

**State paragraph number or policy you wish to comment on:** 240 House in Stow on Bradwell Lane

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** There is not enough infrastructure including space, congestion planning on the Fosse Way, Doctors, Dentists, Schools, Parking, hospitals and other vital service provision for the current population so there is absolutely NO WAY this could work where it is proposed. The Fosse Way is already stationary through Stow for 6 months of the year, tailing back to Morton in Marsh frequently and emergency services cannot get to us in Broadwell.

**Would you like to comment on another section of the Plan?** No

## Jolyon Grey

**Address:** Upper Harford, Bourton-on-the-Water, Cheltenham, GL54 3BY

**Organisation and position, if applicable:** Former Chair, Swell Parish Council

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This is a development within an AONB, and the circumstances for granting permission for it are not "exceptional" within the National Planning Policy Framework. Furthermore, the grant of planning permission for a 37-house development of affordable properties just off the Oddington Road, which would satisfy the District's housing requirements..off

**Would you like to comment on another section of the Plan?** No

## Joseph Bennett

**Address:** 18 Rye Close

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** How can another 240 homes be justified when the infrastructure cannot support the amount of traffic as it is? As well as the new homes at Moreton in marsh

**Would you like to comment on another section of the Plan?** No

## Josephine Evans

**Address:** GL54 1LH

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Housing. Development in Stow on the Wold

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The development will destroy the unique nature of the area for the people who live and work here and the people who visit and often visit on a regular basis providing respite for them and work for the local people

**Would you like to comment on another section of the Plan?** No

# Judith Walker

**Address:** The Old Bakery, Chapel Street, Broadwell. GL56 0TW

**Organisation and position, if applicable:** local resident

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I wish to oppose the proposal for the major development of 170 houses and car park adjacent to Tesco and with vehicles entering onto Broadwell Hill road. The area is allocated as AONB and should be protected and enhanced the proposal does not do this. The site is very prominent on a hillside of an historic town and viewed from both local footpaths and across the valley. The major development does not satisfy any strategic requirements set out by CDC or Stow. The land proposed to be developed is productive agricultural land and should be safeguarded. The CDC carbon neutral plan by 2045 will be detrimentally impacted. The roads, foul and surface drain infrastructures are already overloaded and the impact on Broadwell village in particular will be unacceptable with a large proportion of traffic movements from the site travelling south through the village on single track roads to avoid the congestion in Stow. Any major development proposed should have sustainable transport links and that is not available in Stow. I object to the proposal. Judith Walker

**Would you like to comment on another section of the Plan?** No

# Julia Pickles

**Address:** 21 Montpellier Grove, Cheltenham GL50 2XB

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Stow-on-the-Wold and the Swels Neighbourhood Development Plan: Regulation 16 consultation

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Suburbanisation of a beautiful country town and despoilation of the surrounding countryside. Have you thought about the impact on tourism?

**Would you like to comment on another section of the Plan?** No

# Juliet Jones

**Address:** The Gables, Broadwell, GL56 0UF

**Organisation and position, if applicable:** N/A

**State paragraph number or policy you wish to comment on:** Stow and Swell Neighbourhood plan - 240 proposed new houses Broadwell Hill

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I am most concerned about the prospect of potential 240 new houses being built here - I live in Broadwell which is an area of outstanding natural beauty and quite honestly the thought of almost another village being built in such an elevated position is most distressing and disappointing. It will be a blot on our beautiful landscape. How very sad. I understand in the past similar schemes have been rejected as being obtrusive so what has changed? I understand the need for low cost housing but with the approval of the Bayhill development on the Oddington Road in Stow which will provide 37 affordable houses this surely covers the current requirement for Stow? I work in Stow and find it increasingly difficult to park and indeed even get into Stow with the amount of traffic - this amount of new houses will create mayhem for us all in the future. Parking is a massive issue already and for people to have to park outside the town and walk in must surely put people off from shopping in Stow? Also of concern is the flooding in Broadwell. Only this week the ford in Broadwell and the area in front of the pub was knee high deep with flood water. and more houses/concrete etc in the housing development I am sure will encourage water to run down the hill into the village. Please can the Council confirm if my house is flooded in the future they will help me? Also sewage will be a major issue too - i cannot see any upgrades mentioned in the plan regarding the sewerage infrastructure ? I understand the new houses sewerage will be gravity fed down Broadwell Hill to the station on the Oddington Road? Is that plant capable of servicing so many new houses? I also understand there is no provision for additional Dr /GP services in the Neighbourhood Plan - this seems ridiculous . There are less prominent sites in Stow. Please remember we are in an AONB - we have many Listed houses in the village which we have to pay huge amounts to maintain etc. I am massively opposed to this plan.

**Would you like to comment on another section of the Plan?** No

# kate sloane

**Address:** banks fee, longborough, gl560qf

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP8 AND SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposal has not been thought through as far as the impact on Stow. The traffic on the Fosse is already very bad and will become much worse if this plan goes forward . There is not enough parking to cope with the extra cars. The surgery seems to struggle with the patients it has now so will be even slower if this houses are built. Plus green fields will be destroyed at a time when we should be saving our land.

**Would you like to comment on another section of the Plan?** No

## Katherine Bayliss

**Address:** 14 Smith Barry Crescent, Upper Rissington. GL54 2NG

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP8, Paragraph 3.7, 5.31, Policy 8 Section G,

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Stow does indeed need more free parking iIN ADDITION to parking in the market square. I frequent Stow square everyday of the week. To reduce parking or even consider pedestrianising the square would be a disaster for locals and local business situated in the market square. The impact on the local elderly /disabled population would be untenable if they had to park put of town. As it stands, parking in the square is limited to 2 hours which means there is a constant turnaround of parking availability. As a local I am always popping to stow for the chemist or running other errands, if I did not have the convenience of parking in the square, then I'd look to using an alternative chemist. The same applies to other vendors. I feel this proposal would have a totally negative impact on the vibrancy and trade of the town. Also parking needs to be reinforced more stringently with traffic wardens as it seems people are just parking where ever they like these days.

**Would you like to comment on another section of the Plan?** No

## Katherine Youhanna

**Address:** Abbots Ripton PE28 2PF

**Organisation and position, if applicable:** Not applicable

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I understand the development to the north east of Stow is on the four fields behind Tesco and Hawkesbury Place and that this site is currently agricultural land in a prominent hill-top position in the Area of Outstanding Natural Beauty. I believe this land should be protected by the National Planning Policy Framework and should not be built on except in exceptional circumstances. It appears this development is for 240 houses, 70 of which will be affordable - however, the plan only refers to 170 houses because some of the land is within Broadwell Parish. It is troubling to note these 70 further houses are part of the same development. I understand this is not in line with Cotswold District Council's Local Plan which states that STC should be looking to allocate small and medium-sized sites defined as no larger than 1 hectare. Not only is this site outside the Development Boundary for Stow but it is too large. It would be completely out of proportion with the size of the town. STC have identified the need to provide 37 affordable houses between now and 2031. However, the need for affordable housing in Stow has already been met by the development that has been granted permission on the Oddington Road site. If this is the case, then one wonders why development on this scale is being considered. Development should be restricted to the additional 37 homes slated for the Oddington Rd site. While I do not live in Stow, like many, my family holiday there annually and it would be a tragedy for this wonderful location to lose the very essence of what makes it special - and as a result, it could also be economically ruinous for the businesses there. Such is our love for this place, we were also considering moving to Stow permanently and something like this would most certainly make the move far less attractive as it would be a material change to the town's culture.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** STC propose to build a new car park and to take out one third of the parking in the Square. This car park will be a 15 minute walk to the square, thus it is hard to believe this will be of economic benefit to the businesses in Stow. Many of us (including visitors to the town) drive to Stow to do quick errands and pick up provisions. We will be deterred from doing so by increased congestion and fewer parking spaces. A 15 minute walk to and from the new car park is not a practical alternative. I understand the Maugersbury Road car park is already under-used (I saw this for myself only days ago during the busy Christmas period), despite being closer to the centre.

**Would you like to comment on another section of the Plan2?** No

## Keith Fell

**Address:** 3 The Leasows, Broadwell, Moreton-in-Marsh, Gloucestershire, GL56 0TJ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Neighbourhood Plan

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Now that the application for 37 Houses off the Oddington Road North of Stow next to King George's Field have been passed that means as I understand it ,that Stow has now met its quota of new build housing for the next 30+ years. sing

**Would you like to comment on another section of the Plan?** No

**State paragraph number or policy you wish to comment on:** Snhp

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This area can no longer sustain any further major Housing developments. Its infrastructure is already at breaking point and the quality of Life for the people who already live in this part of the Cotswolds is being Seriously Eroded. If there's any Sanity. left in the planning Authority for this area, then this is the time it needs to be shown. I am totally apposed to the development of the North East site at Stow-on-the-Wold.

**Would you like to comment on another section of the Plan?** No

## Lady Caroline Rosa Joan Yarrow

**Address:** 16 Hawkesbury Place, Fosse Way, Stow on the Wold, Cheltenham, GL54 1FF

**Organisation and position, if applicable:** N/A

**State paragraph number or policy you wish to comment on:** Regulation 16 Consultation

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I have four main objections to the plan as it stands. Firstly, I believe that the surrounding infrastructure simply cannot sustain the increase in traffic flow that will result from the proposed building scheme. The Fosse Way is already regularly choked with traffic and a further outpouring of cars at that point approaching the town will be unsustainable. The only proposed exit onto Broadwell Lane is completely inadequate and will result in unacceptable log-jams. My second comment is that while there is certainly a need for affordable houses for young families, over-development of retirement places in Stow has resulted in many unoccupied properties, particularly in the Brio complex. Might this not be released for use by others needing accommodation? Lack of housing in the town is also exacerbated by the excessive number of Air B&Bs and second homes. May this be limited by licensing requirements for Air

B&B and heavy Council taxes on houses that are not used as permanent residences? My third point is that the proposed number of houses, all built on this one plot, is excessive, not needed, and would alter the character of this very special town. And finally, I am saddened and appalled that this wonderful piece of agricultural land, which is in a designated Area of Outstanding Natural Beauty, may be desecrated by the proposed building development. Once developed this good land can never be returned to its original use. On these grounds I object to the proposed plan.

**Would you like to comment on another section of the Plan?** No

## Laura Butler-Madden

**Address:** Grove Farm, High Street, Shipton Under Wychwood OX7 6DG

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Regulation 16 Comment

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Removing parking from the market place will kill the town centre, there are many cases where this has happened in other places and it would be tragic for Stow and the businesses there.

**Would you like to comment on another section of the Plan?** No

## Lesley Bishop Milnes

**Address:** 5 Stable Cottage Adlestrop.GL56 0 YN

**Organisation and position, if applicable:** Church Warden

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I oppose the proposed abolition of car parking in the market square . It will decimate the shops in the town.

**Would you like to comment on another section of the Plan?** No

## Lesley Hawkins



**Address:** Sarsden House

**Organisation and position, if applicable:** Private resident

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** There is no need for additional housing in Stow. The requirement for affordable housing has already been met and there is no infrastructure or traffic system in Stow that can cope with the addition of 240 new families and their vehicles. The proposed development behind Tesco will change the entire character of the neighbourhood and turn Stow into a permanently traffic jammed sprawl.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Parking in Stow is already a nightmare for residents. The square already has a disproportionate number of disabled bays and the residents' convenience (who by the way prop up the businesses and shops when the tourists have gone home) seem to have no rights whatsoever. Why should residents be the ones to have to park in Mangersbury if they want to pick up 10 mins of shopping in the square? This is another example of a proposal made by someone who either doesn't live here or doesn't want to know why it's like to have to put up with fewer and fewer parking places.

**Would you like to comment on another section of the Plan?** No

## Linda harris

**Address:** 2 fisher close stow on the wold gl54 1lr

**Organisation and position, if applicable:** Co owner of Oscar and me and co owner of srh services and local resident

**State paragraph number or policy you wish to comment on:** Ssnp policy 8 section g

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I think parking is a big problem in stow on the wold as it is and removing parking spaces from the town square will have a negative effect on the retailers of the town

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Ssnp paragraph 5.31

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Tho I agree we need more parking I think having a car park away from town will not encourage people into the market square also in this paragraph you mention workers take up a lot of the parking in the square which is not strictly true as it is two hour parking therefore somebody working an eight hour shift would find this impossible.

**Would you like to comment on another section of the Plan2?** No

## Lisa Armstrong

**Address:** 6 Bradwell Grove OX18

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** AONB - the need for this development is highly questionable

**Would you like to comment on another section of the Plan?** No

## Lora Kozarska

**Address:** Milverton, Longborough, Moreton-in-Marsh, GL56 0QF

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Regulation 16 consultation

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** It will destroy the charm of the area and overcrowd the already busy roads

**Would you like to comment on another section of the Plan?** No

## Lord Ashton of Hyde

**Address:** Broadwell Hill, Moreton-in-Marsh GL56 0UD

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** We all understand the need for housing in the right place, but we ought to take especial care in Areas of Outstanding Natural Beauty, which the National Planning Policy framework says should be limited except in exceptional circumstances. These are not exceptional circumstances because the Stow affordable housing needs have already been met until 2031. The proposed development is visible across the Evenlode valley and little by little Stow is losing its special characteristic as a hilltop town. The proposal will cause increased traffic on Broadwell Hill which will seriously impact the neighbouring village of Broadwell and cause extra traffic on the A429 Fosseyway through Stow. The site is also too big because it is bigger than the recommended small and medium sites of up to 1 hectare in CDC's Local Plan (roughly 10 times bigger). 240 houses is a completely disproportionate number of new houses in a town like Stow.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I live a mile from Stow and use local shops regularly. I use parking in the Square for a few minutes while I support local businesses. It is not always easy to park, especially in the tourist season, but just about manageable. To remove a third of the parking would make it very difficult for me to continue to support local businesses and I have yet to meet a trader in Stow who supports the idea. The proposal to create parking 15 minutes uphill to the centre of Stow won't work as can be demonstrated by the fact that the Mangersbury Road car park is used so little. It is also questionable how useful the freed-up parking spaces will be. Stow is renowned as a windy, high Cotswold town and for many months of the year is not a place to sit and linger outside.

**Would you like to comment on another section of the Plan?** No

## Lorna Eayrs

**Address:** North Farmcote, Winchcombe GL54 5AU

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This is an unnecessary development whose location will impact on surrounding countryside. Many new

houses are being built elsewhere in north Cotswolds. I have to come to Stow regularly as more local banking and post office facilities have closed. Parking is a nightmare and traffic invariably backed up across junctions as it is!

**Would you like to comment on another section of the Plan?** No

## Lucinda Smith

**Address:** Borrego Cottage. Sezincote. Moreton in marsh GL56 9TB

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** AONB. Should be built with this area. Can be seen for miles. The need for houses has already been met by the Oddington road development.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Maugesburg car park is underused this new proposal is said to be 15 mins walk, why would you use that? Shops in stow will suffer dreadfully.

**Would you like to comment on another section of the Plan?** No

## Lucy Jane Maturin LLOYD

**Address:** Pasture Farm, Upper Oddington, Moreton in Marsh, GL56 0XG

**Organisation and position, if applicable:** Local Farmer

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Planning permission has been given for affordable housing down the Oddington Road and this, I understand meets with the numbers required. The site in question is in an ANOB and should surely be 'protected'. Added to this negative, the Fosseway A429 is already hugely congested, especially at this specific Broadwell slip road.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP8**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Removing car parking spaces would stop 'locals' using Stow as their rightful shopping town. Walking 15 minutes to the chemist and post office would not be an option.

**Would you like to comment on another section of the Plan2? No**

## Lucy morris

**Address:** GL543BJ

**Organisation and position, if applicable:** Local Farmer

**State paragraph number or policy you wish to comment on:**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** SSNP7

**Would you like to comment on another section of the Plan? No**

## Lucye Deacon

**Address:** Primrose Cottage, Donnington, Moreton In Marsh. GL560XX

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on: SSNPI**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Lack of infrastructure being factored in. Even more traffic using Donnington as a 'rat' run. Unsustainable impact on the congestion in the area, getting through Stow On The Wold and in and out of the surrounding villages. What we need is affordable housing ( that really is affordable for the people who have been born and bred in the locality and it can be achieved with the proposed development on the Oddington Road. • We will potentially be faced with more investment properties and holiday lets. The long term impact on the North Cotswolds and what falls into an AONB can never be regained when planning and building is allowed to go ahead that breaks rules and local residents are totally ignored.

**Would you like to comment on another section of the Plan? No**

# Luke Morgan

**Address:** Stourton Lodge CV36 5HJ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The site is within the AONB. The infrastructure is not there - roads and sewage in particular. We have a planning system in this country designed to protect the countryside. If this goes through it goes against all of this and demonstrate a money making, lazy attitude to just get the requirement off one's desk. The people who will benefit from this are purely the people who have a financial stake in this to substantially improve their own situation- primarily the developers. badly built, will hold no value and will need rebuilding in 50 years time with zero consideration for the environment. Oh and zero local jobs will come out of this.

**Would you like to comment on another section of the Plan?** No

# Luke Richard Annaly

**Address:** The Old Dairy, The Green, Culworth OX17 2BB

**Organisation and position, if applicable:** N/A

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This would be development with the AONB. The National Planning Policy Framework specifies "when considering applications for development within AONBs, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest". These are not exceptional circumstances . The need for affordable housing has been met elsewhere .

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** To reduce the car parking area in Stow Square and replace the lost parking spaces with car parking behind Tesco would mean a walk of some minutes which would be too far for many older people . As it is the car park at the lower end of the town off the Mangersbury road is under used for the same reason .

**Would you like to comment on another section of the Plan2? Yes**

**State paragraph number or policy you wish to comment on: SSNP7**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** A point not made in my earlier comments regarding SSNP7 . The National Planning Policy Framework specifies “that great weight should be given to enhancing the landscape and scenic beauty in AONBs which have the highest status of protection in relation to these issues” and the “scale and development within all these designated areas should be limited”. The site will affect very many people and will be visible across the Evenlode Vale from Brailes to Churchill .

**Would you like to comment on another section of the Plan? No**

## Lynda Rollason

**Address:** Tregan Cottage, Lower Swell, GL54 1LH

**Organisation and position, if applicable:** N/a

**State paragraph number or policy you wish to comment on:** Policy SSNP7 - Land North East of Stow

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The case for this development has not been made. Further, I do not believe it can be. The problem we have in this area with housing is for affordable housing, and that has been addressed by the authorisation of a development of 37 affordable dwellings at King Georges Field. In addition, I consider there has been a lack of transparency in formulating this part of the proposal - meetings have been held (literally) behind closed doors with the developer, no minutes from those meetings being either taken or issued. All government, local or national, has a legal duty to be transparent in its decision making - clearly this has not been adhered to in this instance and can only give rise to concern as to how and why decisions have been made when these cannot be traced or tracked. Therefore trust and confidence has been compromised. Also compromised in this proposal is the erosion of our protected area of outstanding natural beauty - if there was a solid case for doing so, serious consideration would be given to it. But I am unable to find an indisputable needs analysis that provides the evidence for doing so. Whilst we are being tempted with promises of community facilities, the contractual drafting has been diluted to such a degree that the developer has whatever loopholes they might like to use to not build those facilities. With the affordable housing need being addressed by the King George's Field development, there is no need for what will really amount to a middle-high end development for people commuting to London/second home owners/holiday lets. Let us not be fooled into losing any of our AONB.

**Would you like to comment on another section of the Plan? No**

# Lynn Greenwold

**Address:** Digbeth House, Digbeth Street, Stow-on-the-Wold GL541BN

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP 15

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposals for parking in Stow are grossly inadequate for the proposed addition of so much housing. The parking at the proposed Community Hub is too far from the town centre for visitors to choose it. The Mangersbury Road Carpark is already grossly underused. Reducing car parking in the market square will be greatly detrimental to residents of nearby communities who use Stow as their local shopping area and be harmful to businesses. Any new parking should be located closer to the market square - extending the Town Car Parking area of the Tesco site to the east with footpaths incorporated would be better.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SNP14

**Do you support, oppose or otherwise wish to comment on this paragraph?** Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Walking and cycling paths in and around Stow do need improving but the idea of putting a community centre and carparking [which is highlighted as somewhere for those wishing to access the market square] is too far from the centre to be utilised. Safe footpaths must be incorporated in any new development - preferably away from the very busy Fosseway.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP 10

**Do you support, oppose or otherwise wish to comment on this paragraph?** Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** These green spaces are important to the community, but I would suggest the allotments [area 3] be relocated to property off Well Lane and the site be used for the needed car parking. This is within easy access of the town centre and market square.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 5.31

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This paragraph



raises the issues but does nothing to address the problem. The proposed community hub is purported to serve a great multitude of functions any or all of which would utilise the car parking outlined. The parking associated with the hub site is too far from the town centre and has no suitable pedestrian way except along the FosseWay. It would be much better to use land behind the town car park adjacent to the Tesco car park on the Market Square side of the developer's site - with access from the existing superstore entrance.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: 5.30**

**Do you support, oppose or otherwise wish to comment on this paragraph? Wish to comment**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Community centre proposals are very weak and unsupported by a business/funding model to assure its viability regardless of where it is placed. Should be sited adjacent to the proposed extension of the town car park beyond the Tesco

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP7**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** A development of this magnitude would be completely out of keeping and out of proportion to the town irrevocably changing the historic and special nature of this important town within the AONB. There are 240 homes being proposed - 170 of which are in Stow and the other 70 happen to be in Broadwell but are in fact the same development and will be seen as a unit development site. In addition the supply of affordable housing is already covered by the development recently approved by the CDC for 22 rented and 15 shared ownership properties on land north of Oddington Road in Stow-on-the-Wold. Additionally the traffic generated into and from the Broadwell Road will greatly exacerbate the already difficult traffic flow through Stow along the Fosseway.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP7 paragraph C**

**Do you support, oppose or otherwise wish to comment on this paragraph? Wish to comment**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** A car park is definitely needed. The proposed location on the site plan noted is not well located to meet the requirements to minimise walking distance to the town centre - It should be located at the southern end of the development site behind the existing town car park adjacent to the Tesco car park - so it is as near as possible to the town centre.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP4**

**Do you support, oppose or otherwise wish to comment on this paragraph? Support**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Absolutely agree 'Proposals for new open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence. Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement. New unrestricted second homes will not be supported at any time.' Far too many properties are holiday lets or other short term lets.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP5

**Do you support, oppose or otherwise wish to comment on this paragraph?** Support

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The CDC has permitted developments out of all proportion to the unique townscape and environment of Stow with the currently being completed Brio development with negative architectural and demographic impact - It should not have been permitted and definitely not repeated.

**Would you like to comment on another section of the Plan?** No

## Maddie Kenner

**Address:** Rectory Farmhouse, GL56 0TL

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Tesco Housing Development

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I oppose this plan I'm a resident of Broadwell and feel we should be given a vote in any referendum

**Would you like to comment on another section of the Plan?** No

## Madeleine Derwent

**Address:** GL54 1JD

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** There is already

too much traffic in and around Stow. There is so much new housing already. For example Moreton opposite the Fosseyway Garden Centre is already causing a lot of disruption and that was supposed to provide affordable housing to the area.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP8**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Stow Square needs to retain its parking spaces. If you want to build new houses and introduce more people to the area, there is no point removing parking. It is already difficult to find a space.

**Would you like to comment on another section of the Plan2? No**

## Manan Sagar

**Address:** GL56 0QF

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on: Regulation 16**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** It is not keeping with the local area and will add to the already busy Fosseyway

**Would you like to comment on another section of the Plan? No**

## Marcus Vere

**Address:** Fox End, Chastleton, GL56 0SU

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on: Stow On The Wold Neighbourhood Development**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I oppose this proposal based essentially on two issues, Traffic and Light pollution. Traffic along the Fossey Way and the main traffic light junctions to Stow on The Wold town centre, especially during commuter times, is already far too heavy. This often results in queues in all directions. I haven't seen any sensible plans to mitigate. Light pollution in this beautiful area you are about to destroy will be seen for miles around, impacting the tranquility and peaceful nature

of the environment, as well as the natural ecology. Again, nothing has been offered as a sensible mitigation as this issue simply cannot be resolved.

**Would you like to comment on another section of the Plan? No**

## Margaret Caley

**Address:** 9 Millbrook Ley, Broadwell

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on: 3.7**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This paragraph states that the NPD addresses car parking and congestion in Stow. This may well be the case but it just moves the problem to the small village of Broadwell. The proposed development is located on Broadwell Hill which will be used as a rat run by the residents of the proposed 170/240 homes and delivery drivers as access to the Fosseyway take a long time due to the already present congestion. Broadwell Hill is unsuitable as a 'rat run' to avoid this congestion as it is very narrow, in places drivers have to pull into residential driveways or farm accesses to allow oncoming traffic through which is already unacceptable. Furthermore part of Broadwell Hill forms part of the well-used Monarch's Way footpath. Unfortunately there are no pavements on Broadwell Hill due to a decision taken many years ago when the local council/highways decided to raise the height of the verges to prevent travellers settling on the verges. This means the families with pushchairs, elderly people, rambling groups, etc. all have to walk in the road which will become a death trap with all the extra traffic travelling at speed up and down Broadwell Hill. I would suggest that if this development is to go ahead Broadwell Hill needs to be widened to allow cars to pass each other and pavements need to be provided for the safety of pedestrians.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: 4.14**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** It is my understanding that the Government have not identified Stow-on-the-Wold as being in need of additional housing. Furthermore planning permission has recently been given for additional affordable housing both in Stow-on-the-Wold and Broadwell which I understand already addresses fully the identified need for such housing, therefore additional affordable housing is no longer required.

**Would you like to comment on another section of the Plan2? No**

## Margaret Ruth Deacon

**Address:** 2, Oakeys Close, Stow on the Wold GL54 1FB

**Organisation and position, if applicable:** Former Stow Town Councillor, Former Chair of the Neighbourhood Plan Steering Group

**State paragraph number or policy you wish to comment on:** SSNP 3A

Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Increase minimum affordable to 40% in compliance with Local Plan provisions.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP4

**Do you support, oppose or otherwise wish to comment on this paragraph?** Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Principle Residence condition can be included in TP1 Land Registry document as a restrictive covenant that applies to the dwelling in perpetuity and any breach can be subject to legal challenge by current owners or the Management Company if any.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The siting of the car parking and community facilities to the north of the site makes it more likely that those using the business and community facilities will access them by car. We're they to be sited to the south of the site they would be more likely to be accessed by foot or cycle.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The siting of the car park to the North of the proposed development site makes it easy to access from the existing road system, however the walk into the centre of Stow is so long that it may deter visitors who may seek to find free parking nearer the town centre, which would defeat the purpose of the new parking. Consideration should be given to siting the car park nearer to the Town Centre.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This policy should refer to the need for a comprehensive 'Access and Parking Plan' for Stow to support the NP. The NP should include the latest date by when this Plan should be prepared and implemented. These dates should relate to the expected timescales for developing the proposed site. The purpose of the Access and Parking Plan would be to consider how parking restrictions should be applied throughout Stow so that visitors will naturally choose the new 'paid for' car park rather than seeking on-Street parking in the wider residential areas of Stow, which may be a shorter walk to the town centre Square than the new car park. Unfettered access to on-street car parking across Stow would exacerbate existing parking problems for residents and undermine the viability of the new car park.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP9

**Do you support, oppose or otherwise wish to comment on this paragraph?** Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The door should be left open for there to be improved recreation and sport facilities at the QEII field such as an adventure playground with associated car parking.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** All other policies

**Do you support, oppose or otherwise wish to comment on this paragraph?** Support

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I strongly support the policies and the proposed development site.

**Would you like to comment on another section of the Plan?** No

## Margaret Turner

**Address:** Primrose Cottage, Donnington, Moreton in Marsh, Gloucestershire, GL56 0XX

**Organisation and position, if applicable:** Donnington Parish Chair

**State paragraph number or policy you wish to comment on:** SSNP1

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I strongly oppose the building of more houses at this site in Stow on the Wold due to infrastructure issues. The main problem is lack of a decent road network to deal with the increased traffic that such a development would incur. The A429 is already regularly gridlocked with queues to Stow

stretching up to a mile in either direction at peak times. This has a massive knock on effect in Donnington as the village is used as a cut through to avoid Stow and get from the A429 to the A424. This hamlet was not built to deal with the quantity of traffic that already comes through, let alone increasing it. We have a single track road with no pavements. The A429's traffic also causes a major problem for emergency vehicles, rural health care workers and ultimately it will effect the tourism in Stow. Increasing the population of Stow will have massive implications for the Doctors surgery and local schools. Already the Dr's are regularly at capacity with their only advice to ring 101. Speaking to parents, getting children school placements is difficult now without such an increase in the local population. I am not against building social housing but the proposed development is far in excess of what is required. You ask for improvements and modifications to the plan. Stow Council has missed several opportunities to invest in properties within Stow centre for local people. This could be funded by increased local taxation on second homes and those used for Airbnb.

**Would you like to comment on another section of the Plan? No**

## Marian Waters

**Address:** Baldwyn's Farm, Dorsington Road, Pebworth, Stratford-upon-Avon, CV37 8XB

**Organisation and position, if applicable:** N/A

**State paragraph number or policy you wish to comment on:** Strongly oppose the planning application for 240 houses.

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This is out of all proportion to the size of the existing town which is in an AONB. The traffic in Stow, being a junction, has become problematic and this will just make it worse.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on:** The reduction by a third of parking places in Stow centre makes it less and less negotiable.

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Older people will be severely disadvantaged as Tesco and Mangersbury car parks are already too far to walk. SSNP8

**Would you like to comment on another section of the Plan2? No**

## Mark Harrison

**Address:** Barrowgate, Fosse Lane, Stow-on-the-Wold, GL54 1EH

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7 - Land North East of Stow

Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The number of houses proposed is far too large. My main concern is the roads through and around Stow, which are already heavily congested, especially at weekends and holiday times. The situation is so bad that residents in areas abutting the Fosse Way find it difficult to move around at certain times of the day. Apart from the Fosse itself, there are long queues on road going into it, e.g. the Evesham Road. As a result, many residents feel compelled to use side roads (lanes). I see little prospect of tourist traffic into or through Stow decreasing, and the addition of a large number of additional houses (170 here and 240 in all), most of which will have several vehicles, will make the situation intolerable. If sustainability is an objective of this plan, what about the air pollution that will result from this along A429 through Stow. Road safety is also an issue, already frustration due to large volumes of traffic leads many people to jump red lights (when travelling along the A429) at the junction with the Evesham Road. I have almost run over twice by vehicles doing this in the course of the last month. Basically, the traffic situation as it currently exists is unsustainable and the proposal to build 240 homes can only make this much worse. The number should be scaled down.

**Would you like to comment on another section of the Plan?** No

## Mark Wightman

**Address:** GL54 1DQ

**Organisation and position, if applicable:** NA

**State paragraph number or policy you wish to comment on:** Overall

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** We live in Stow and love the unique character of the area. We are concerned about the impact on the local infrastructure, especially the roads. Stow is already a bottleneck for traffic and this will only make it worse. How is this increase in traffic going to be mitigated given the current capacity constraints?

**Would you like to comment on another section of the Plan?** No

## Martin MacCurrach

**Address:** Rafters Bourton Hill Bourton on the Water, Glos, GL54 2LF

**Organisation and position, if applicable:** n/a



**State paragraph number or policy you wish to comment on:** Stow on the Wold & Swells Neighbour Hood plan, SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I will try and be dispassionate about this development but it takes my breath away that anything like this could be built on top of Stow hill where it can be seen for miles around. We are blessed with living in some of the most fabulous countryside in Britain which is why the town of Stow is in an AONB. The purpose of the AONB is to stop and protect this special place. I have looked at the plans and see £1 million houses that are sure to be bought by individuals who are looking for a country home or a second home. Stow is actually in crying need of small homes that nurses and care working people can live in. It is all well and good building fancy houses but they are of no use for care home staff. I read that Bloor wants to build, as a sop, a carpark and a community hub within the site. Two questions arise; why does Stow not use buildings that are empty right now within Stow? And why does Stow want a car park in the development when it has an enormous and busy square in the middle of it? I rather think that a 'park and ride' is on the cards; if this is so and Stow reduces the number of parking spaces, called in the small print - public realm improvements - then it will have a very real detrimental effect on the businesses in Stow. I am not going to drive down the Broadwell lane and park, to go to the post office or chemist, nor is anybody else! This action will have a ruinous effect on trade within the town. Another factor that will make the development a nightmare will be the traffic. I can easily imagine another 700 vehicles on the move around the town when, at the moment, the Fosseyway is almost at a standstill for most of the day. With the development on the floodly field in Moreton in Marsh to add to the car numbers, the Fosseyway will be grid locked all daylight hours. There is talk of a cycle path from Stow to Bourton, why?? What has got to do with building 240 houses in a green field on top of a hill?! In conclusion I think this whole plan is the worst that can happen to Stow, the parking to be reduced in the square, a enormous amount of new traffic, not just cars, vans, but lorries and dustcarts. But most importantly the destruction of green fields in an AONB. That is beyond belief!!!

**Would you like to comment on another section of the Plan?** No

## Martin Barnett

**Address:** The Old School House, Broadwell, GL56 0TJ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Development of 240 houses Stow on the Wold

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Agreement has already been reached for 37 affordable homes to be constructed next to King George's Field, almost achieving the Council's original plan to increase the population of the town by approximately 200 people, so mitigating the need for the building of 240 further homes. Interestingly Gloucestershire Live highlights Ben Eddolls (Chairman) having

concerns at the capacity of Stow's sewage system to cope with 37 new homes let alone 240, that alone should end the planning process. The development includes a Park, we already have a park it's called the countryside in an Area of Outstanding Natural Beauty. The proposed development will destroy the habitat of so a significant amount of wildlife, a factor that must be considered by the environmental report. I note from comments made on the local Facebook pages regarding the Moreton Spitfire homes development, and the poisoning of local waterways by pollutants, such a large development will cause even more damage. As a resident of Broadwell, we are already suffering from traffic using Broadwell Road as a rat-run, this will increase significantly with the proposed new development as the new residents cut out Stow by driving down Broadwell Hill into the village and turning right. The proposed 'Master Plan', have I just stepped into the pages of a James Bond novel, what drivel, talks of the use of public transport, WHAT public transport? During the summer months, and certainly at weekends, travel to Stow on the Fosse is a nightmare from 9am onwards is a nightmare, and will be made significantly worse by construction traffic. There are so many negatives, traffic, pollution, destruction of the AONB, and a blot on the landscape. The plan could bring a further 1,000 people into the town, far outweighing the wish for a quarter of that number to come to Stow, so what about the infrastructure, schools, surgeries, dentists, and of course the sewage system, which we've already been told by the Council might not be able to handle 37 mew homes let alone 240. I note that one of the planned routes cuts across Broadwell Parish land, for that reason alone, this proposal should be thrown out.

**Would you like to comment on another section of the Plan? No**

## Meriel Roberts

**Address:** Little Cottage, GL56 0XZ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Traffic, infrastructure is already overstretched

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on:** StowandSwell

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Traffic and infrastructure already overstretched

**Would you like to comment on another section of the Plan2? No**

## MFremantle

**Address:** Top Lodge, Well Lane, Stow on the Wold, GL54 1BT

**Organisation and position, if applicable:** Resident

**State paragraph number or policy you wish to comment on:** 4.15 Pre-Submission version of the plan

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** para 4.15 Pre-Submission version of the plan. this paragraph of the Sept 2023 document suggests that because there are large number of “template responses” that these should be ignored. This is not the grounds of a consultation – if a large number of people say the same thing does should not mean that this response counts for one answer. Many people can hold the same view and these views should be represented as many responses.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 4.17

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** 4.17 MF: Factually incorrect. Some specific policies have been supported. Mant of them have not been supported. Particularly SSNP1 and SSNP7 SSNP8 SSNP15. HOW CAN a policy that affects the surrounding parishes so deeply ignore them - the basis for this development plan is undermined by it calling itself the Stow and Swells development plan. And when the plan says itself that Consultation statement “Swells Parish Council has significant reservations – it considers the need for the number of new homes has not been proven, it does not believe that the developer will deliver the proposed benefits and notes that the site has previously been dismissed for allocation by CDC. It supports the need for ‘genuinely’ affordable homes and suggests a smaller affordable housing only scheme on this land, with the other benefits being delivered on alternative sites.” (p15)

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP1

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** SSNP1 – expansion of the stow development boundary is unlawful and contrary to the regulations around the AONB and DS2. The policy SSNPx is outside the propped development plan boundary.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** ssnp2

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Flagrant disregard for the fact that Stow is situated at the centre of multiple villages not only Swell.

Other parish boundaries meet Stow in an equally significant way. What about Broadwell? What about Maughersbury? What about Oddington? What about Donnington?

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP3**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** If one of the aims of the town plan is to promote affordable housing (ref) – why does 50% of the housing need to be of 4 bedrooms or more. The development plan should focus on the principled nature of its steering group and not dilute its purpose with large-scale developer-led profit-fuelled behemoths totally out of keeping with this jewel in the crown of the Cotswolds town.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: ssnp5**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** there is no proven need for any additional accommodation C2 or C3 units in the town a significant number of these units remaining vacant since the last large development

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP6: Health and Well Being**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** There is a contradiction within SSNP6 and SSNP7 – SSNP7 will not “improve air quality, reduce noise pollution, reduce car use and calm traffic”

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP7**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The significance of the grade 2 listed Wells on well lane has been ignored. The SSNP7 development will sit on agricultural land that feeds these heritage assets.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP6**

**Do you support, oppose or otherwise wish to comment on this paragraph? Wish to comment**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** You will have to work hard to encourage better cycle routes. As a major traffic hub Stow is simply too dangerous for most cyclists especially those under the age of 14. The area is too dangerous as it stands

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** ssnp7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** tree screening is not sufficient for the new development in SSNP7. its too visible and in the wrong place

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** There is already a community hub space in st Edwards hall – of significant architectural merit and centrally located. Stow does not need another one. Who would own it? Who would run it? And I think a number of businesses in the town would be against it.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** A public car park will be used by the residents and will not be sufficiently available to visitors unless you mitigate against this with sufficient parking spaces for residents. Note problems in Broadwell with social housing, a lack of parking spaces and the requirement for car use to do almost everything apart from walking and enjoying the unspoilt bits of countryside around us

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The hub specification in Appendix C refers to office and retail uses that are not appropriate on a nontown centre site and may generate many short trip car journeys

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The town should make stays of more than 30 minutes in the square by parked cars generate money for the community.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** the community hub should be in keeping with the development, and NOT be different.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSnp7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** the carp park is an unrealistic distance from the shops, hotels, post office, amenities etc to make it useful

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSp7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** the carp park lighting will be visible for miles around

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSp7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposed building project at SSNP7 is on 'greenfield' land outside Stow's development boundary and wholly within the AONB - it is a threat to the natural habitat and wildlife in the area 'downhill' from it around the Grade 2 listed Stow Wells and would radically urbanise the landscape on that side of Stow hill, being visible for miles around as you approach the town from the Northeast.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Ssnp7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** the proposed policy is too dense to allow for green space on the build location.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP7**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** the land is at 210m above sea level visible from miles and miles around mainly in a north easterly direction, but also across the Evenlode valley to Adelstrop and the old station so famous and beloved by residents and tourists. We have something so unique don't spoil it and ignore it at the peril of all the other good work. The only way to "conserve the special landscape and scenic beauty of the AONB" with this plan, is not to go ahead with SSNP7. Its is too large and too visible. On a clear night you can see Warwick from Stow on the Wold

**State paragraph number or policy you wish to comment on: SSNp7**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Development plan should focus on what's going on within the boundary. Not expand the boundary of this historic town

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: ssp7**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** the town does NOT lack a community centre of a size commensurate with its population. This point is groundless. There is St. Edwards Hall; and enormous church, and a catholic church.

**Would you like to comment on another section of the Plan2? Yes**

**State paragraph number or policy you wish to comment on: SSNp7**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** the site is not sufficiently accessible (quickly or safely) to the town centre by pedestrians.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: ssnp7**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The location of the site will encourage more traffic not less. Its close to the Broadwell lane road – this is not a plan your neighbours will find they can support – the traffic is dire and queues are already tiresome. Where's the proposal for better public transport and dedicated cycle lanes? Walking routes around the village – e.g. parsons corner is treacherous as is.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: ssnp7 parking**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** One of the objectives of previous consultations is “The critical need for more parking close to the town centre, better access to public transport, and a reduction in the impact of through traffic especially HGVs.” The top of Broadwell hill is not close to the town centre. reducing the parking in the square (SSNP8) does not achieve “A desire to reconfigure the market square re-establishing it as the focal point of the town and make visiting it a more enjoyable experience for residents and tourists alike.”

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP&**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** We don't live in the Mediterranean. Business that don't have enough space should move premises, not expect to deliver their services on the pavement

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSnp7**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The SDP should include a Parking strategy – e.g. one way to reduce parking in the centre of town would be to limit the length of stay and to encourage businesses to incentivise staff to park in the 2 car parks local to the town

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP7**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** As a local resident access to the town square is sufficient as is. you should remove this policy prinipcal from your NDP.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: ssnp7**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Affordable



housing is laudable, however it is not something to be resolved by building 170 bloor homes, when you have been given an alternative plan on the oddington road

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSnP7**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** CDC supports the proposal made recently by Bayhill on Oddington Road, as a better solution to SSNP7.

**State paragraph number or policy you wish to comment on: SSNP7**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The consultation document states that "It is also noted that the vast majority of those objecting to the policy [SSNP7] – reside in neighbouring villages and not in Stow." This is the point of the consultation ergo you should have included ALL of the local villages in your consultation more formally.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP7**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The consultation statement (p16) states that the Oddington road proposal is in a more prominent position from the point of view of the AONB. This is factually wrong. It is at a significantly lower level than the Bloor Homes development at 210m above sea level.

**Would you like to comment on another section of the Plan2? Yes**

**State paragraph number or policy you wish to comment on: SSnp7 SSNP8 SSNP9**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** SSNP7 contradicts SSNP9 green spaces and SSNP6 - promotion of playing field facilities and green field spaces. The Oddington road site is close to the playing field and Green space

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP9 and SSNP7:  
pavilion / hub**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** With the

Oddington road proposal you could use the pavilion to create your hub... if one is really needed – not enough evidence. More speculation

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP10**

**Do you support, oppose or otherwise wish to comment on this paragraph? Wish to comment**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** good idea to (re)affirm these as green spaces. What about the pedestrian routes to neighbouring parishes – Maughersbury? Broadwell? Swell?

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP12: buildings of local importance**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** you have forgotten the Wells. you have forgotten the public footpaths; you have forgotten the viewpoints FROM stow and TOWARDS stow.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSDP14: cycling and footpaths**

**Do you support, oppose or otherwise wish to comment on this paragraph? Support with modifications**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Good idea to create the cycle way to bourton. Think big about improvements to public footpaths and cycle routes e.g. to Moreton in Marsh station 4.5 miles away to link up with rail infrastructure. Kingham is further away 5.3miles away?

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSDP16**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** SSDP16: negates the need for a community hub (if people's homes are so well connected)

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSDP7**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** SSDP7 "you say that concerns about infrastructure, traffic, sewage and flooding are recognised but are outside the scope of a Neighbourhood Plan. These issues would be dealt with by the respective authorities as statutory consultees in any planning application process." This is sad that you have plundered on with the SSDP7 when the above concerns are in scope for the Town council when considering the impact on residents and neighbours. I imagine this is why what was STOW17 has disappeared from the consultation but has not been incorporated into the consultation anywhere else

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSDP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** You have done some community engagement work. I'm not sure it could be called extensive. Its too big – some of the underlying principles deserve praise, but why not reduce the scale of the development and dictate that ALL of the homes are affordable, primary residences etc.

**State paragraph number or policy you wish to comment on:** SSDp7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** the document says "Stow TC does not dispute that the proposal is 'major development' and that such a change will be harmful and permanent as a matter of principle. Nor does it dispute the fact that the land exhibits the special qualities of the AONB (as set out in the CAONB Management Plan), lying on an east facing slope of the town within its wider setting that is visible in part in long views from the east. That said, the existing physical extent of the King George Field estate on that same slope, which is more clearly within the setting of the historic town in those same views, diminishes that harm in part." This is not true. The presence of King George's Field should not mitigate the development of other even more visible sites. Using this logic you should put a tower block on SSDp7 site because the church has a tall tower so ...its OK!

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** APPENDIX C: SPECIFICATION FOR STOW ON THE WOLD BUSINESS & COMMUNITY BARN (POLICY SSNP7)

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** who owns it? who runs it? who makes money from it? why is it needed with so many other "community buildings" in the town and a modern IT infrastructure that undermines the need for STC offices = a waste of money.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** APPENDIX D: POST OCCUPANCY EVALUATION GUIDANCE (POLICY SSNP13)

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Regulation is not the job of the town council.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** APPENDIX E: STATEMENT ON MAJOR DEVELOPMENT IN THE COTSWOLDS AREA OF OUTSTANDING NATURAL BEAUTY (POLICY SSNP7)

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The consultation statement claims that “It is driven by the vision of making the town a more self-sustaining community by 2030”. SSNP7 is driven by the profit-making needs of Bloor homes. There are clear and better alternatives that would mean (amongst other things) STC could actually fulfil its obligation in respect of Section 85 of the Countryside and Rights of Way Act 2000, which places a duty on relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of the area of the AONB.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Test B: The Absence of Alternatives

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** there are alternatives – large developments all within 5 miles of Stow on the wold (moreton in marsh, bourton on the water and Rissington where there is scope for much much more housing.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Referendum / and next steps

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** What steps will you take to promote the referendum if the Stow NDP gets to that stage? Who will be able to vote in it? For example will a resident of the Swell Parish be able to vote in the referendum? If so, Why? And if yes – on what grounds would they be included, but residents of other parishes bordering Stow be allowed a vote e.g. Broadwell, maughesbury, Donnington? Arguably Broadwell and Donnington parishes will be affected more negatively by the NDP especially from SSNP7

**Would you like to comment on another section of the Plan?** No

# Michael Abel Smith

**Address:** the Old Rectory Daylesford Moreton in Marsh GL56 0YG

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I object for the following reasons1.The development will be in a very prominent position and is in an AONB which the NPP Framework says should only be built on in exceptional circumstances. These are clearly not exceptional. In addition the CDC Plan states that Stow should only do small to medium sizes sites & the affordable house quota is being fulfilled at the Oddington rd site

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I object as again it is AONB land and the circumstances are not excecional. It will be at least 15 min walk from the Square & there is currently plenty of room in the Mangersbury rd park

**Would you like to comment on another section of the Plan2?** No

# Michael Elliot

**Address:** Holliers House , OX7 7DU

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This development will be visable from miles around . Also by the traffic flow through Stow is bad now this will make it fully worsell

**Would you like to comment on another section of the Plan?** No

# Michael Hunt

**Address:** Green Farm, Evenlode, GL560NN

**Organisation and position, if applicable:** N/A

**State paragraph number or policy you wish to comment on:** Stow on the Wold and the Swells Neighbourhood Development

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I wish to object to the development plan, Stow on the Wold is a huge tourist draw because of its beauty, being a small hill top Market town surrounded by beautiful Cotswold countryside. Of course every builder and planner would like to have a housing estate in such a location, but each one successively erodes the beauty of Stow, which is the attraction drawing hundreds of thousands globally to Stow and the greater Cotswold region. This is so obvious it should not need saying. Currently, the view of Stow from the villages of Evenlode, Adlestrop and Broadwell is very attractive being restricted to the hill top. This new development proposes spilling down the hillside making it seem even larger than it actually is. The light pollution to these "dark" villages will be simply awful. If Stow needs to expand it should be on flat ground, with the minimal visual impact to the surrounding countryside. Will the developer also upgrade the sewage system? Will the sweet country roads need to be widened, have roundabouts and traffic lights installed? The councillors of Stow have a duty to prevent the degradation of a town that is famous primarily due to its aesthetic appeal.

**Would you like to comment on another section of the Plan?** No

## michael moseley

**Address:** fosse lodge, fosseway house, stow on the wold GL54 1DN

**Organisation and position, if applicable:** stow resident and ex councillor

**State paragraph number or policy you wish to comment on:** SSNP7

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** 170 houses would increase Stow's population by c.20% - this is too high. Also traffic from the development and from local traffic will produce impossible conditions at the broadwell lane/fosseway junction. This junction and the associated junctions to the south must be redesigned to accommodate the substantial increase in traffic.

**Would you like to comment on another section of the Plan?** No

## Miss P.E. Bray

**Address:** Ridgeways, Longborough, GL56 0QF

**Organisation and position, if applicable:** N/A

**State paragraph number or policy you wish to comment on:** Health & Wellbeing 6.19 of the SEA for the Stow on the Wold & The Swells Neighbourhood Plan Environmental Report Update

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This paragraphs states, "All options have the potential to support residents with active travel opportunities as inner settlement or settlement edge development sites that connect with existing infrastructure. Option 1 (Sites 3 and 4) provide excellent connections with Stow surgery ..." As a patient of Stow surgery I cannot remember how many years it's been since the wait for a non urgent appointment has been less than five weeks. On one occasion recently I waited over two months. Nowhere in any of the documents is there any mention of building another GP practice or increasing the size of the current practice and employing more doctors and nurses. insteading you are boasting about the options that provide connections to Stow Surgery. Building 240 new homes will probably increase the population by several hundred. If the surgery is overwhelmed now, it will most certainly not be able to cope with hundreds of more patients.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Para 4.2 of Stow and Swells NDP Conditions Document, which states that the impact on traffic and congestion locally remains uncertain.

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** It is obvious that there will be a tremendous impact on the Fosseway at peak times, particularly where the A424 meets the Fosseway. Traffic coming from Moreton regularly goes through the traffic lights when the traffic is at a standstill just beyond the lights, resulting in a total blockage of the road and traffic coming from the direction of Broadway is unable to join the Fosseway if it's turning right. The situation is horrendous and has been for years and will be much worse if a large number of homes are built in Stow..

**Would you like to comment on another section of the Plan2?** No

## Mr D Hingley

**Address:** Holly Cottage, 7, Sheep Street, Stow on the Wold, GL541AA

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Stow resident have no parking for disabled outside their own homes. The traffic is ridiculous can't get in or out of Stow for congestion 24.7. Don't need another 240 homes in such a small town. We need less Air B&Bs making more housing for local people, without building more properties

**Would you like to comment on another section of the Plan?** No

## Mr John Wills

**Address:** Kirkham Farm, Upper Slaughter, Cheltenham, Glos GL54 2JS

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This proposed development is within an AONB and is not in the Public interest, the need for "affordable housing" is met by an earlier application in the Stow area. Such a large development will cause more traffic congestion, overcrowded schools, surgeries and sewerage system risking contamination of the river Evenlode.estion

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The reduction of car parking space in Stow will cause the closing of useful shops and the opening of souvenir shops and cafes. Already the presence of the supermarket has caused local village shops and post offices to close leaving only Stow or Bourton on the Water. In addition the new Parking proposals are a gift to the Tesco store and I expect it will increase it's size as well. Are we allowed to know whether Tesco is involved financially in the proposals?

**Would you like to comment on another section of the Plan2?** No

## Mrs Boni Webb

**Address:** The square stow 541bn

**Organisation and position, if applicable:** Director of mangan and webb Ltd(stow country clothing)

**State paragraph number or policy you wish to comment on:** Removal of parking spaces in the square



Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** It will affect the trading of our shops and be very detrimental to our being able to continue as viable businesses.

**Would you like to comment on another section of the Plan?** No

## Mrs Jane Philippa Pope

**Address:** The Orchard, Donnington, Nr Moreton in Marsh, Gloucestershire GL56 0YB

**Organisation and position, if applicable:** N/A

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Stow's utilities are already stretched to the limit, sewage, electrics, roads already jammed most days, doctors, dentists and no room for more people anywhere room for more people

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** It is already impossible to find a place to park in Stow - this would make the situation completely untenable.

**Would you like to comment on another section of the Plan2?** No

## Mrs Jennifer Fox

**Address:** 5 Mitford Cottages, Westwell, Burford, OX18 4JU

**Organisation and position, if applicable:** Private individual living in the area 50+ years

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Having worked and enjoyed leisure in this area for 50 years I am well aware of the rare quality of Stow-on-the-Wold as a so far surviving small market town in an AONB. A development such as that

proposed is out of all proportion to the town and is for a position that would impinge on great natural beauty of the Vale of Evenlode. The reason for needing affordable homes is a valid one, but I understand that the need for this has already been covered by another potential development, much smaller and better situated than this proposal.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP8**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Whilst there is no doubt that the presence of cars in the market place may not totally enhance its attractiveness, if Stow is to remain a hub for the local community and not just a tourist trap, there is a need to attract shops other than those for gifts and to offer facilities to locals to come to town for shopping and community activities including those in the evening. Forcing people to walk, and carry their shopping, from the suggested car park would severely restrict this.

**Would you like to comment on another section of the Plan2? No**

## Mrs Kimberley MacCurrach

**Address:** Lankett House, Bourton Hill, Bourton on the Water Gloucestershire GL54 2LF

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on: Neighbourhood Plan**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Whilst I'm not opposed to more accommodation for locals there is no mention of how the existing neighbourhood infrastructure will cope with this increased population. Stow Hill cannot cope with its current traffic volume. Our doctors cannot cope with the number of patients locally, our schools cannot cope and secondary schools particularly are hugely oversubscribed, what work is there locally? How are they going to be managed to make sure they are actually housing for locals? I would like to see more information about whether the local area can support this many houses without leaving a huge strain on local resources, roads, healthcare etc.

**Would you like to comment on another section of the Plan? No**

## Mrs M Barnett

**Address:** Broadwell.

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** 240 New Houses in Stow

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Broadwell is already a 'rat run' of lorries and traffic for drivers wishing to avoid the hideous traffic in Stow and Moreton. The sewage continuously running into the Evenlode River now, due to sewage issues in Moreton. Where will our wildlife go!! Tourists will not visit as we are slowly losing our areas of natural beauty. It is impossible to visit Stow as a local due to traffic and parking. These are but a few issues, but life, traffic, crime, wildlife, land grabbing are big issues and need to be considered!

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:**

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I understand the new houses on Oddington road are being objected to due to the sewage concerns, well how can this not be a consideration for 240 literally on the doorstep of these planned homes!!!

**Would you like to comment on another section of the Plan2?** No

## Mrs Shayesta Robson

**Address:** Middle Blundells, Broadwell, Moreton in Marsh, GL56 0UF

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Traffic

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The road from the village of Broadwell up to the Fosse Way Road into Stow is severely congested at the junction, particularly during the summer months, June-September. Locals very often will choose not to drive to Stow or through Stow on the Fosse way between the hours of 11-3 pm because of the traffic jams. It is not unheard of to be waiting in the traffic up to 30 minutes to clear the junction past the BP petrol station. This situation will only get worse with the siting of the new proposed development (Bloor Homes) near Tesco's. The very narrow road from Broadwell to the junction of the Fosse way near the new proposed development by Bloor Homes is in a poor state, with 2 sharp corners which are dangerous. At times, drivers on this road need to pass very slowly as in some areas, the road is effectively a single-track road. I am also very worried that this road will become congested with new tenants of this development hoping to bypass any congestion on the Fosse Way with the result that Broadwell becomes a rat run for people wishing to drive to Moreton and further afield via Evenlode or heading to Oddington, Kingham or Chipping Norton and its surrounds.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Urban Sprawl

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I totally object to the urban sprawl of Stow, impinging on the boundaries of Broadwell Parish. There was a time when Broadwell was a standalone beautiful Cotswold Village in an area of Outstanding Natural Beauty (AONB), but it is now being threatened by development on its parish boundary and will very likely be absorbed by Stow and its surrounds in the very near future. This is an unwelcome development. I feel this will have a very real impact of changing the character of the area.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Flooding and Drainage

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Sewage and Drainage The sewage pumping station on Oddington Road (Broadwell) currently lacks the capacity to meet the existing sewage demand. The anticipated scale of the new housing development is poised to significantly worsen this issue. Additionally, unless large capacity soakaways are implemented on the development site, there is a heightened risk of flooding in Broadwell due to increased surface run-off.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Necessity for housing

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I have heard that Bayhill Property Limited has been given permission to build new homes (Near St Georges Field) which according to that proposal they are planning to build 37 affordable homes, which I understand meets the affordable housing quota identified in the Stow Neighbourhood plan. This means that there is no necessity now for any further new homes to be built in Stow as part of the plan to 2030.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Public Transport

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The public transport in Stow is poor, with only an infrequent bus service. There is no railway in the town, with the nearest stations being in Moreton in Marsh or Kington, both more than 5 miles away. This would mean that tenants in any new developments in the Stow area and who didn't work in the area (unlikely), would be dependant on their cars.

**Would you like to comment on another section of the Plan?** No

# Mrs T Robbins

**Address:** Nosehill Farm, Chalk Hill, Stow-on-the-Wold, GL54 1HB

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** 5.31

Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I support provision of a new public car park for Stow but please do not relocate spaces out of the market square. I have seen the car parking spaces be continually moved out of Evesham over a number of years & now that town is like a ghost town with a reduced number of shops, less people in the centre of that town & a down grading of the shops that are still there. Please do not let this happen to Stow

**Would you like to comment on another section of the Plan?** No

# Mrs. D. Keightley

**Address:** Edwarstow, Fosseway, Stow on the wold GL54 1FG

**Organisation and position, if applicable:** Care Home / administrator

**State paragraph number or policy you wish to comment on:** 240 new housing in Stow

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** We do not have the infrastructure to support the existing community nevermind 240 new households and the congestion in Stown is horrendous as it is and shortage of facilities

**Would you like to comment on another section of the Plan?** No

# N Wilson

**Address:** GL54 1DJ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Stow neighbourhood plan

Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I support the reduction of traffic and parking spaces in Stow market square. I support a new community centre and car park. I would not support the larger development of 240 houses but I do support the smaller development of 170 houses with main residence only status.

**Would you like to comment on another section of the Plan?** No

## Nicholas morris

**Address:** GL543BJ

**Organisation and position, if applicable:** CEO NC morris&co

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** No sufficient infrastructure , ruining AOPB, no schools, roads

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Preservation of a thriving retail community in town centre

**Would you like to comment on another section of the Plan2?** No

## Nicola Akers

**Address:** 3,Chapel Street, Broadwell, GL56 0TW

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** As a resident of Broadwell I am deeply concerned of the impact this development will have on our beautiful and peaceful village. The development far exceeds the number of affordable homes identified as necessary for Stow. We do not have infrastructure in place for these extra homes: lack of GP services, lack of local schools and a sewage system that is already overburdened and flows directly beneath Broadwell. How will it cope with another 170

households and the waste associated with this? It will most likely not. Flooding risks have also been raised by BPC. These are not inconsiderable, given the challenges we will face in the future with climate change, making events like the 2007 floods more likely. During those floods water poured off the fields and flooded homes in the village. A large development of houses with the associated increased in concrete surfaces will clearly increase the risk of run off during times of heavy rain. Water runs downhill. Broadwell is at the bottom of the hill. My primary objection is the increase in traffic through the village, which will be exponential if this development goes ahead. The Fosseway is already overburdened and people have started cutting through Broadwell as a consequence. This will be significantly worse if the development goes ahead: no one exiting the development is going to sit in a long queue of traffic to get onto the A429 when they can just cut through Broadwell. As well as extra noise and pollution associated with this in a peaceful Cotswolds village, there are significant safety issues. Broadwell lane is narrow, steep and has blind bends. During the winter months surface water freezes and the lower stretch can be hazardous. If you have multiple vehicles attempting to use this road then accidents will be inevitable...loss of life possible. It is important to note that the road is not just used by cars. We have multiple cyclists coming through and walkers and pedestrians. There is a major walking route, the Monarch's Way. We also regularly see holiday makers walking up to Stow, often with dogs and pushchairs in tow. An increase in traffic will create unacceptable hazards for walkers and cyclists. Broadwell village green is a safe place currently for children to play and dogs to run around given the peaceful and quiet nature of the village. This will all change if the development were to go ahead as planned.

**Would you like to comment on another section of the Plan? No**

## Nicola Crewe-Read

**Address:** The Old Post Office, Adlestrop, GL56 0UN

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Housing development

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The traffic congestion will be horrendous in an already incredibly congested area, particularly in the summer months. Where are the amenities going to come from to support these additional houses?

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on:** Reduction of parking in Stow Square

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** It is going to seriously impact businesses in the Square. Parking is already an issue and this will further exacerbate it driving people away from shopping in Stow.

**Would you like to comment on another section of the Plan2? No**

# Nicola Noorani

**Address:** Brook House, Broadwell, GL56 0TL

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Policy SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I do not support this proposed planning application for the following reasons - the negative effects on the local environment and landscape in an AONB, an increased flood risk in Broadwell and sewage discharges from the new development, traffic congestion along the Fosseyway.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Paragraph 115 of the NPPF

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** At our last meeting in Broadwell village hall we were asked to produce evidence with regards to our objections - I hope that Duncan Chadwick's report has evidenced enough for your satisfaction. I would like to ask for evidence from the planners on 'how they propose to 'implement any improvement works shown to be necessary to the A429 Fosseyway/Broadwell lane junction prior to the occupation of the first dwelling' ? How will they 'seek to discourage traffic generated by the housing, public car park and community hub schemes from Broadwell lane other than to access the site from the A429 Fosseyway' ? How will they stop the risk of flooding to Broadwell and additional discharges of sewage?

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Policies DS1, DS2, DS4, EN1, EN4, EN5, EN10, INF3 and INF4

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposed development conflict with all the above policies

**Would you like to comment on another section of the Plan?** No

# Nicole Mortiboys

**Address:** The Linney Sydenham farm Broadwell Moreton in Marsh GL56 0YE



**Organisation and position, if applicable:** NA

**State paragraph number or policy you wish to comment on:**

Support

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I agree with the objections outlined in full detail by Jess and Andrew

**Would you like to comment on another section of the Plan?** No

## Nigel R Surman

**Address:** Zephyrs, Fosse Lane, Stow-on-the-Wold

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Policy SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I have made a similar comment at the time of consultation from Stow Town Council and wish to reiterate that it is not in my opinion a platform to agree to a potential planning application in conjunction with an important long range view for the Town and the Swells. Indeed since the plan has been passed to CDC another housing development application has been agreed on the Eastern edge of the town which was an "either or" choice proposed to the community before putting it in the plan. If this is ratified then we will be inflicted with both! The housing needs for this also needs to be clarified otherwise they will all be for more air B&B and further suck life out of our town and community. To finish I wish to express my distaste that our district council should act like a stealth developer requesting residents to comment on an important issue and hiding it with little exposure over a holiday period when most council offices are not open for many to consult hard copies of the plan and when many are on holiday or away with family a carbon copy of another planning application 2 years ago. If CDC really want our opinion they have all our details, we pay council tax!!

**Would you like to comment on another section of the Plan?** No

## Noelle Murbach-Lami

**Address:** 1 Parkview Cottages, Church Road, Icomb, GL54 1JL

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I do not believe that the development is in the public interest. It will detract from the natural beauty of the AONB, and it will take away much needed parking in acceptable walking distance of Stow, especially for families and citizens with health issues.

**Would you like to comment on another section of the Plan?** No

## Olive Penelope James

**Address:** Paddock Cottage, Idbury, Chipping Norton, OX7 6RU

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I oppose this development because it will be an eyesore in a beautiful area of the countryside and increase traffic yet further on Broadwell Road. As I understand it, the need for affordable housing has already been addressed. I believe AONBs should be protected.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** \_

**Would you like to comment on another section of the Plan2?** No

## Paul Bonner

**Address:** Fifield Cottage Fosse Lane Stow on the wold GL54 1EH

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Ssnp7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I strongly oppose this application this will bring even more infrastructure problems we don't need even more traffick . The school is not large enough to take even more pupils. This application will destroy this beautiful cotswold town yet another blot on the landscape.

**Would you like to comment on another section of the Plan? No**

## Paul Fisher

**Address:** c/o Lancet Barn, Icomb, Cheltenham, Glos.

**Organisation and position, if applicable:** Clerk - Icomb Parish Meeting

**State paragraph number or policy you wish to comment on:** SSNP7

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** SSNP7" is all you need to put to comment on the site behind Tesco. The number one argument is development within the AONB. Bear in mind that the National Planning Policy Framework (NPPF) specifies "when considering applications for development within AONBs, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest." These are not exceptional circumstances. The need for affordable housing has been met elsewhere. In addition, the NPPF specifies that "great weight should be given to conserving and enhancing the landscape and scenic beauty in AONBs which have the highest status of protection in relation to these issues" and the "the scale and extent of development within all these designated areas should be limited". This site is visible right across the Evenlode Vale, from Brailes to Churchill. It will affect us all.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on:**

**Do you support, oppose or otherwise wish to comment on this paragraph?**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest? \_**

**Would you like to comment on another section of the Plan2? No**

## Paul Walker

**Address:** Walton House, Sheep Street, Stow-on-the-Wold, GL54 1AA

**Organisation and position, if applicable:** Resident

**State paragraph number or policy you wish to comment on:** Draft proposal on page 66

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposal adds far too many new houses, increasing the population of Stow by 30%. This would

overwhelm local services - GP, school, Chemist, etc. A 10% increase would be more sustainable and less disruptive. It's also not clear what the net increase in parking will be if spaces are removed from the square. Many residents of the outlying villages rely on parking in the square for quick business transactions. A remote car park does not allow this to happen. Many houses in Stow do not have associated car parking and provision should be made for designated resident parking.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on:** Affordable housing.

**Do you support, oppose or otherwise wish to comment on this paragraph? Support**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Stow needs affordable housing for young people who can work in the Town without commuting in from outside. This must be the priority.

**Would you like to comment on another section of the Plan2? No**

## Penelope Garner

**Address:** Little Orchard, Broadwell, Moreton-in-Marsh, GL56 0UA

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** There is no justification for this development within an AOB. The need for affordable housing is met elsewhere, and the proposed development will have a hugely detrimental and unjustifiable effect on an important area of outstanding beauty and natural importance. met elsewhere. The number one argument is development within the AONB. Bear in mind that the National Planning Policy Framework (NPPF) specifies "when considering applications for development within AONBs, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest." These are not exceptional circumstances. In addition, the Nich have the highest status of protection in relation to these issues" and the "the scale and extent of development within all these designated areas should be limited". This site is visible right across the Evenlode Vale, from Brailes to Churchill. It will affect us all.

**Would you like to comment on another section of the Plan? No**

## Peter and Julie Amy

**Address:** 2 Stowe Green, Stow on the Wold, GL54 1ED

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Stow and Swell neighbourhood plan

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Planned 240 houses would adversely affect the quality of life of all residents. There is already insufficient infrastructure, huge drainage problems would occur and Stow would become increasingly townlike rather than rural. Stow would resemble nearby Moreton and Bourton.

**Would you like to comment on another section of the Plan?** No

## Phillida Faber

**Address:** Stone Bank, Evenlode, GL56 0NN

**Organisation and position, if applicable:** Sam Wilson, Stow on the Wold. Shop assistant

**State paragraph number or policy you wish to comment on:** Parking

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Parking in the market square should continue as it this is taken away it will be very detrimental to shops and businesses in the market square

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** new housing

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Stow on the Wold is a small historic market town and therefore not a suitable town for another new housing development. There is already a new housing development in nearby Moreton in Marsh and various other nearby town such as Shipston on Stour. The traffic on the Fosseyway road is becoming impossible particularly at Stow on the Wold. The proposed access from the Broadwell road would create impossible traffic congestion. New housing should be considered in larger towns and cities for example Cheltenham where there is a more established infrastructure.

**Would you like to comment on another section of the Plan?** No

## Poppy Scott Plummer

**Address:** GL541HG

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** It will be outside the Development Boundary for Stow, it's size will be hugely out of proportion with the town and it is in a prominent hill-top location in a sensitive position within the AONB. If the council allow this development they will be setting a precedent for other businesses to want to develop in the AONB.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Parking in Stow on the wold is already a nightmare -by putting a carpark behind Tesco you will make it even harder and likely to destroy the town centre which is a community hub for both tourists and locals.

**Would you like to comment on another section of the Plan?** No

## rachel bisiker

**Address:** widford cottage, main st, clanfield, ox182sh

**Organisation and position, if applicable:** The Curated Store

**State paragraph number or policy you wish to comment on:** ssnp8

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposal of a new car park 15 mins out of Stow with a reduction of parking in the centre will negatively impact the local businesses. It will deter visitors and locals from popping in to run errands, do shopping and use the facilities. Its already a congested area and further development seems like it will only increase this problem, not improve it.

**Would you like to comment on another section of the Plan?** No

## Rebecca Ross

**Address:** The Cedars, GL56 0TJ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** 3.7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** 3.7 It notes too that, “enhancing the town centre further (e.g. by reinstating the Market Square as the focal point of the town) is an important economic priority. Addressing car parking and congestion problems in the town would help to achieve this” I agree that making the Town square a focal point would be a good objective but moving parking away from the square is not a sensible solution. There is a large amount of trade each day in the shops done by people from surrounding villages who “pop” into Stow to use the Post office, Pharmacy, Coop, Bank, Butchers, Bakery, cash machine etc. Removing parking would immediately mean that no one would “pop” in to Stow anymore, so the heart of the Town would be removed. The Stow Business Association have not been consulted and when I have asked in Shops if the owners know about the SSNP) No they don’t as they are not residents in many cases and 2) they are horrified that parking will be moved to the outskirts of town. There has been no formal consultation with shop owners at all to reach out of town parking as a sensible decision.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 4.1 4.4

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** 4.1 Stow on the Wold Town Council, Swell Parish Council and the Neighbourhood Plan steering group have consulted with the local community during the course of the Plan preparation process, and the Neighbourhood Plan is based on the result of these consultations, which have included meetings, community barbecue, open days, newsletters and community surveys. Particular emphasis was placed on early community consultation to engage as wide a range of local people and interested parties as possible at the start, before any proposals were formulated. This raised the awareness of residents and businesses and ensured that their views and priorities could influence the plan from the outset. 4.14 In May 2022 a letter was sent to all households in Stow and Swell parishes to update the community on what they had asked for and what progress had been made. This was followed by public drop-in events to seek the community’s views on potential development proposals. Responses received 214. The response rate of less than 20% of residents despite all the town councils’ efforts to inform residents, shows the lack of engagement of the town with the SSNP. Businesses have not been formally consulted for their input. Local villages have not been consulted to understand what the implication of the SSNO would be on their village and residents, especially with regards to traffic issues.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 4.14

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** "MAIN ISSUES AND CONCERNS RAISED AS A RESULT OF CONSULTATIONS • Concern that the unique townscape and environment of the town, parish and AONB should be conserved and enhanced and not spoilt by inappropriate development. The proposed “inappropriate

development" on the North East of the town does not enhance and conserve the Parish, the Town or indeed the AONB. It will ruin the AONB in my opinion. • The need for truly affordable housing for local people. This need has now been met by the planning application which was approved on 13th Dec 23 for 37 affordable homes. There is no further necessity to build in the town to meet this objective. • Concern regarding the development of too many assisted living/care units. This is a valid concern as there is a very low occupancy rate in these. There should be no more of this type of development allowed.

- The need to maintain and develop the town's economy. This is vital and removing car parking from the town square for local shoppers is not a suitable solution. Stow will no longer thrive as it does currently in the Square. • The desire for a new leisure/community centre including a youth club. There are already 5 community spaces identified in Stow, all of which are under used/ not fit for use. Several are in a very poor state of repair. Rather than build an unnecessary new hub on a hilltop in an AONB, these existing spaces could be updated, made good and used by the Community. Most of them are in/around the square and can be easily accessed by more residents than an out of town community hub. • An identified need for additional sports and leisure facilities for young e.g. adventure playground, skate/BMX Park, etc. I think this would be an excellent idea, located near the school and the majority of the family housing near St George's/ field. There is already a public car park in this part of town which could cope with any parking issues for it. • A desire for a town museum. Again, another great idea, house it inside one of the current underused community spaces around the town square so that tourists can visit it. • The critical need for more parking close to the town centre, better access to public transport and a reduction in the impact of through traffic especially HGVs. A better use of the parking in the town square would be a better solution. Shop owners/ Workers regularly park their cars in the town square for the day as there is no traffic monitoring system in force from a day to day basis. If these cars were moved to the Maugersbury road car park then this would then allow local traffic to park for 30 mins/ 1 hr. The tourist parking could then be housed adequately in the Maugersbury Road site and adjacent to Tesco. Local traffic could then take the 30 min spaces available throughout the day to keep the town thriving. • A desire to reconfigure the market square re-establishing it as the focal point of the town and make visiting it a more enjoyable experience for residents and tourists alike. See above my comments on parking suggestions. • A desire to achieve a balance between social, environmental and economic sustainability. This may be achieved in parts in the plan, but the SSNP7 plan for up to 240 houses does not meet the social, environmental and sustainable objectives. • Support for the development needed to address current threats to sustainability. I am not clear that the SSNP really identifies what the threats to sustainability are. I don't think this area of the plan has had enough work done on it to be reassuring that the town will be more sustainable as a result of the plan going ahead. I believe the opposite and that the SSNP will seriously damage the sustainability of the plan, both economically and socially. • A desire to achieve a sustainable social and economic future for Stow and the Swells. I believe the plan does not achieve this at all. See points above. "

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP7**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Turning to SSNP 7, I strongly object to the use of this land for housing for the following reasons. Firstly, and most importantly Stow is a hilltop settlement in an AONB with widespread visibility from all the villages across the Evenlode valley. The Topography of the land means the proposed housing estate of 240 homes, parking and community hub would be visible from as far away



as Churchill, Chastleton and Kitebrook. This is not conserving the future of the landscape. There is no need for this housing now the affordable housing needs identified has been met by the 37 affordable houses approved for planning on 13th Dec. The housing plan proposed is a MAJOR development and its impact on the landscape and conservation areas close by will be significant and unnecessary. AONB is designated to preserve the landscape for generations to come and building a large unnecessary housing estate in a hilltop location is not preserving the town's future. There will be visible light pollution, displacement of animal habitats, possible archaeological impacts, for no sustainable gain. There is already an over build in Cotswold District council of housing which is deemed necessary to 2030. There is no need to release further sites for housing, and certainly not in small market town where there is not the infrastructure to cope with the new homes from Traffic, sewerage, schools, GP. Etc. Interestingly, the GP surgery has not been consulted on the SSNP, which is very worrying given the large number of additional people the plan proposes to house in the town. This oversight to discuss with the GP team for the town shows lack of thought, clarity and consequences in formulating the plan. The GP surgery could not cope with the additional housing proposed. The housing will cause significant traffic issues on the A429/ Fosseway. This is a large trunk road used continuously by vehicles travelling through the town. This already causes a huge amount of delay on a daily basis. The queues to get through Stow are regularly back 0.5 mile – 1 mile (30 mins unnecessary extra travel time) from the North side of town, and often double stacked up the dual carriageway for entry from the south (20-25 min additional waiting time) The road congestion is un sustainable especially as there is a large housing estate in Moreton currently being built, adding a further estimated 460 cars onto the local road network. The road system just cannot cope. The terrible current traffic situation causes a knock on impact in the local villages with cars and lorries cutting through on "rat runs" to avoid the traffic queues heading through Stow. This will only get worse with the additional houses in Moreton. The roads are full already and cant cope with any more traffic. The plan proposes that 70 of the 240 homes be built outside of Stow town boundary on Broadwell Parish Land. Broadwell Parish have not been consulted on the SSNP at any stage and have had no input, despite being a very closely located village to Stow. The SSNP suggest they were asked and declined to take part in the plan, but this was not the case, they were never asked to collaborate. In summary, I object to the SSNP for the above reasons. There is no need to consider such large scale and Major change to Stow and the Swells and all the neighbouring villages that this will impact. Many of the objectives identified can be met through a more thoughtful and more intelligent use of the town's current resources. This is a hilltop settlement in an AONB with a highly visible footprint across the surrounding landscape. Please look after our very valuable AONB and preserve it for further generations.

## Revd Karen Wellman

**Address:** The Rectory, Sheep Street, Stow on the Wold, GL54 1AA

**Organisation and position, if applicable:** Priest in Charge at the SCATS benefice which includes Stow on the Wold and the Swells

**State paragraph number or policy you wish to comment on:** 5.13

Support

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Housing that will

keep local families local and encourage more young families into the area seems very sensible.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 5.24

**Do you support, oppose or otherwise wish to comment on this paragraph?** Support

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Sustainable communities are vital but as Stow and the Swells are a mixture of communities this may not be easy

**Would you like to comment on another section of the Plan?** No

## Richard Kinder

**Address:** 1 Rectory Barns GL54 1LH

**Organisation and position, if applicable:** N/A

**State paragraph number or policy you wish to comment on:** Stow and Swells Neighbourhood Plan

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposed development of house by Bloor behind Tesco is far too large and with no clear commitment to providing adequate infrastructure. There is also no convincing evidence that this would be truly affordable housing.

**Would you like to comment on another section of the Plan?** No

## Richard Murray

**Address:** Paddock Cottage, Idbury, Chipping Norton, OX7 6RU

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This is an AONB and should be protected as such. The need for affordable housing in the area is being addressed elsewhere.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** There is too little not too much parking in the square.

**Would you like to comment on another section of the Plan2?** No

## Richard Whiskard

**Address:** Bury Barn, Bourton on the Water, Cheltenham GL54 2LB

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This is a major development that will be a blot in the landscape within the Area of Outstanding Beauty. This is outside the development area of Stow, will be highly visible across the Evenlode Valley and the current road infrastructure cannot cope at present, let alone accommodate a development of this size. Where will the occupants of these houses work? Presumably they will have to travel to work in Cheltenham/Oxford, etc which will further add to traffic levels. This will also place a burden on local schools, medical services, etc which are already stretched to capacity and will be further stretched thanks to the new development on the Stow side of Moreton. Any development should be nearer centres of employment and with the development in Moreton is there the need for this development in Stow.

**Would you like to comment on another section of the Plan?** No

## Robert Cookson

**Address:** Stoneridge, Maugersbury, Cheltenham, GL54 1HR.

**Organisation and position, if applicable:** N/A

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This development and associated works should not be granted permission. Firstly it is an AONB where a major development of this nature is totally unacceptable. Secondly Stow has already been granted affordable housing on the Oddington road. Thirdly an AONB should have limited

development within. Fourthly Stow suffers with major traffic congestion at the best of times, this does not need to be added to with extra traffic coming out of Broadwell Hill Lane.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** At the moment the Mangersbury rd car park is under used. The proposed New car park would be totally inaccessible for the centre of Stow , too far to walk.

**Would you like to comment on another section of the Plan2? No**

## Robert Ernest Walters

**Address:** Iverley House, Evesham Road, Stow on the Wold GL54 1EJ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** My comments are on the spirit of the plan rather than individual items within it.

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** My response to the plan is as follows. The main problem that Stow faces is congestion through the ever growing amount of traffic coming to and passing through it. Any proposals which adds to that problem should not be considered unless there are unusual circumstances, for example supply of homes for those actually working in the town. The desire to provide additional parking space to lessen parking in the square is to be applauded but should not be linked to increased housing in Stow. It should be provided independently by purchasing a suitable plot. In the long term this could be self funding from visitor parking fees. We should be trying to decrease traffic on the Fosse Way which already is at times a very significant problem. The proposed development is too much for Stow and given that one of the aims of the plan is to attract young families to Stow area the preferred mix should be 33% 2 bed 33% 3 bed 34% 4 bed.

**Would you like to comment on another section of the Plan? No**

## Robert Fisher

**Address:** Monks Barn, Mangersbury, GL54 1HP

**Organisation and position, if applicable:** Local resident.

**State paragraph number or policy you wish to comment on:**

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I am concerned at the scale of the development proposed on the land adjoining Tesco. This development is on land adjoining the Fosse Way which is regularly significantly congested and further development will only exacerbate this to the detriment of Stow-on-the-Wold and the surrounding villages. The proposal envisages a large number of new private homes but there is no known requirement for these to meet the needs of the local population. If built many of these new private homes may become second homes or holiday lets. This will only add to the congestion on Fosse Way and place pressure on the local infrastructure generally. Also is there a need for new business space? With the move to 'working from home' and 'hybrid working' it is questionable whether provision should be made for new business premises. There is a need for some low cost housing and efforts should be concentrated on that provision rather than other matters.

**Would you like to comment on another section of the Plan?** No

## Robert MJ Millar

**Address:** 8 St Marys Close, Lower Swell. GL54 1LJ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** 10.6

Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** We do need most housing for those working in the North Cotswold, but how we ring fence such development under the current regime I do not know. The risk of 2nd home ownership driving out those earning the equivalent of agricultural wages is high.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Pedestrian Access

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I see no provision for direct pedestrian (able or disabled) or cycling access to the town from the proposed site to the rear of Tesco

**Would you like to comment on another section of the Plan?** No

## Robert Slatter

**Address:** GL541BN

**Organisation and position, if applicable:** Rohan Stow (StowOutdoors)

**State paragraph number or policy you wish to comment on:** 3.7 and 5.31

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** You'd have to be clinically insane to remove parking from Stow Square. It's a busking market town with no empty shops, in part due to the 2 hour free parking and ease of walking. Half the shops would close overnight if you remove or reduce it. I don't see why the square needs to be changed on the basis of housing in Broadwell. Don't fix what isn't broken.

**Would you like to comment on another section of the Plan?** No

## Robin Williams

**Address:** Sydenham Farm Cottage, Broadwell, GL56 0YE

**Organisation and position, if applicable:** Resident

**State paragraph number or policy you wish to comment on:** SSNOP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Bloor Homes proposed development is unacceptable from the angles of (1) disproportionate development which spoils the character of Stow, (2) creating homes that will not have local jobs to support the inhabitants, (3) will make the already intolerable traffic through Stow even worse, (4) will spoil local views as plainly visible from the local villages. (5) Is not supported by infrastructure such as sewage, leading to a spillage or a sewage plant more suitable to a large town and (6) will create even more cut through traffic through Broadwell

**Would you like to comment on another section of the Plan?** No

## Rosalind Margaret Gaskell

**Address:** The Granary, Chapel Lane, Bledington, Chipping Norton, Gloucestershire, OX7 6XA

**Organisation and position, if applicable:** Bledington Parish Councillor; comments made on a personal basis.

**State paragraph number or policy you wish to comment on:** The whole submission

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Stow on the Wold

is the nearest town to Bledington, and any substantial developments in the town will potentially impact the residents of this village. SNDP's vision of Stow in the Wold as a thriving community with sufficient housing for all ages, some of which should be affordable, is commendable. However, although some plans for the site (eg community hall and car parking) are potentially useful, the overall scale of this development - 170 houses with likely another 70 in Broadwell Parish- appears to be out of proportion to the town's predicted needs. Indeed 37 affordable homes by Oddington Road were recently approved by the CDC in December 2023. It is estimated that 240 houses would be an approximately 30% increase in the population of Stow and its environs, which is a considerable amount. Such an increase would inevitably lead to substantially more traffic congestion - particularly on the Fosse Way - and pressure on accessing facilities such as GP surgeries, and also secondary schools such as the Cotswold School which currently appears to be maxed out on its site. Although the SNDP accepts that the AONB is important, this large scale development will clearly affect a number of other communities in the surrounding areas and will likely have a knock-on effect on tourism. The SNDP's own consultation with residents re their main issues flagged up Stow's unique townscape and environment as their number 1 concern, and that the AONB should be conserved and not spoilt by inappropriate development. The SNDP considers the effect on the AONB can be mitigated to some extent but it also flags up that the important setting to the east would particularly be affected. With major developments in an AONB, public benefit must outweigh harm; in this case, overall, that does not appear to be the case.

**Would you like to comment on another section of the Plan? No**

## Rosanne Tollemache

**Address:** Hyde Mill House, Stow on the Wold, Cheltenham, GL54 1LA

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on: SSNP7**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The development to the north east of Stow is on the four fields behind Tesco and Hawkesbury Place. This site is currently agricultural land in a prominent hill-top position in the Area of Outstanding Natural Beauty. This land should be protected by the National Planning Policy Framework and should not be built on except in exceptional circumstances. This development is for 240 houses, 70 of which will be affordable. (The plan only refers to 170 because some of the land is within Broadwell Parish but these 70 further houses are part of the same development.) This is not even in line with Cotswold District Council's Local Plan which states that STC should be looking to allocate small and medium-sized sites defined as no larger than 1 hectare. Not only is this site outside the Development Boundary for Stow but it is too large. It would be completely out of proportion with the size of the town.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP8**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** STC also propose to build a new car park here and to take out one third of the parking in the Square. This car park will be a 15 minute walk to the square. It is hard to believe this will be of economic benefit to the businesses in Stow. Many of us drive to Stow to do quick errands and pick up provisions. We will be deterred from doing so by increased congestion and fewer parking spaces. A 15 minute walk to and from the new car park is not a practical alternative. The Maugersbury Road car park is already under-used, despite being closer to the centre.

**Would you like to comment on another section of the Plan2?** No

## Rosemary Margaret Clark

**Address:** Vine house Church Road Icomb GL54 1JE

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I wholly agree with the NPPF that A major Development within the AONB should be refused unless there are exceptional circumstances of which in this case there are none. The need for affordable housing has been met elsewhere I seriously believe that we have a responsibility to conserve and protect the beautiful landscape that surrounds Stow on the wold and this development will be visible across the Evenlode Vale from Brailes hill to Churchill and everyone already living in the area.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** As a local I support the independent shops in the Square and small streets leading in and out including the Newsagent Chemist Butcher Bookshop Cheese -shop. I believe that these businesses will go out of business as if people have to park behind Tesco they will buy from Tesco instead. rather than drag their in town shopping all the way back to their cars as has been the case with the Maugesbury Road car park. Let's leave the Square as it is.

**Would you like to comment on another section of the Plan2?** No

## Rosie Bayliss

**Address:** GL54 2NG



**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP 8, paragraph 3.7, paragraph 5.31

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Keep the market parking and create additional free parking. The square parking is a benefit for locals, elderly, disabled. It gives access to all. As a local who also works in the square, the parking is a benefit. It allows people to pop in quickly for chores or leisure. It's okay 2 hours free so it's constantly moving and changing, allowing people the opportunity to visit stow. It definitely makes it less desirable if we would have to trek into town. I'd also suggest having traffic wardens more frequently to make it fair and to stop people parking wherever they'd like.

**Would you like to comment on another section of the Plan?** No

## Rosie Massoudi

**Address:** Upper End Farm House, Eastington, Northleach, GL54 3PJ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP8

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I regularly come to Stow on the Wold to take my elderly parents (who live in Icomb) to do their shopping. Reaching there 80s now, there is no way parking outside the town and walking to the square would be an option for them, and the parking is already hard to find. If the parking was reduced, it is very likely that I would need to take them elsewhere to do their shopping. I feel like the small businesses in the Square who rely on locals rather than tourists would really suffer if this proposal is approved.

**Would you like to comment on another section of the Plan?** No

## Rowley Baring

**Address:** The Stone House, Lower Swell, GL54 1LQ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I wish to strongly object to Policy SSNP7 of the Neighbourhood Plan. The proposed development will be very harmful to both Stow and the AONB. The proposed development includes 100 houses to be sold at market prices. Stow does not need these houses. Stow does need affordable housing and this need is being fully met by the recently approved affordable homes development at the Bayhill site on the Oddington Road – a plan I wholly applaud and is much more suitable scale and directly addresses Stow's needs. The impact of adding roughly another third in number of houses to Stow is very material. This site including the homes in both the adjacent Broadwell Parish and the Bayhill development is an addition of 277 homes to Stow (assuming 3 residents per new home then that is an additional population of 831 individuals compared to Stow's most recent census population of 1,905 – an increase of 43.6%). In my view there are two major impacts that need to be considered: The visual impact of a huge housing development on Stow and the surrounding landscape. Stow is in a unique position as being a hilltop market town and the highest within the Cotswolds and AONB. Stow can be seen from miles around and building such a major development of up to 240 homes would have a large urban appearance and materially damage one of the most valued views in the Cotswold AONB. Traffic and congestion in Stow is already a major problem. Adding 277 houses to the town will further exacerbate a known problem. We already experience huge delays driving to and through Stow. The Bloor site has already been discounted as being unsuitable for housing allocation in the CDC Local Plan. SSNP7 goes against policies S13, EN1, EN4, EN5 and EN10-12 in the CDC local plan. Related to this is the proposal to move car parking out of the town square to the new housing site. Shopping activity in Stow (exc. Tesco) is a mix of tourist shopping and convenience shopping by locals. Moving the car parking so far out means that Stow town centre is no longer convenient and residents of the local area such as ourselves would not bother doing any shopping in Stow town centre. We are busy, working people with young children – adding a 10 min walk in and 10 min walk out of Stow town centre to parking would just mean we went elsewhere where we can be more time efficient. The impact of this is likely to be that non-tourist commerce in the town centre would be under pressure and businesses likely to fail. I support the rest of the Neighbourhood Plan, but urge CDC to reject Policy SSNP7.

**Would you like to comment on another section of the Plan?** No

## Rupert Prest

**Address:** Eyford House Upper Slaughter GL54 2JN

**Organisation and position, if applicable:** N/A

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** It is a terrible idea to build such a development in an AONB on the outskirts of a town already struggling to cope with hideous congestion. The argument for more affordable housing has already been met and so does not apply.

**Would you like to comment on another section of the Plan?** No

# S. Morris

**Address:** Old Quinmoor Farm, Broadwell, GL56 0TB

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** 5.2

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** A major part of the non-sustainable nature are all the traffic implications. The Fosseway is already horrendously congested at the top of Broadwell hill, where the access for 170/240 houses is proposed to occur, especially at weekends and all summer when it is stationary for long periods. The junction onto the Fosseway can currently include residents from Broadwell already often waiting 5-10 minutes to get onto the main road to access important services (doctors, chemists, Post Office, library, etc) or for onward travel, and will not cope with the hundreds of extra cars from the development. There is no provision for the traffic to pull out onto the Fosseway, potentially causing even longer queues.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP6

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** A major worry is that Broadwell village will become a rat run for cars avoiding Stow and the inevitable traffic, cutting the corner off to travel between the Fosseway and Chipping Norton, Kingham, Daylesford, Bledington, etc., to the south or through the village to the north to access Moreton. The village is small with minor roads, and lots of children and pets – we do not want to make it an unsafe race track. The Broadwell Hill road between Broadwell and Stow is single track and unsuitable for heavy traffic, with many potholes and gullies down both sides, often covered in mud from farm vehicles, which is worsening rapidly and regularly with any wet and/or cold weather. It frequently has wide vehicle farm traffic on it. It also has 2 blind corners on it. It is already potentially rather dangerous.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP14

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The Broadwell Lane proposed for access is also part of the Monarch's Way public footpath and the designated cycle route, being in a rural conservation area. There is potential for bad accidents as more people with children/pushchairs and dogs will inevitably walk down and up the hill from the development to Broadwell, and not be aware of the traffic with blind turns in both directions. Cyclists, including tourists on organised tours, will also be at greater risk.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on: 2**

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I have great concerns that this plan does not meet the necessary “sustainable” development. The plan to build the houses in Stow is outside the area of permitted development in Stow (on Greenbelt land which is currently agricultural land, with some of the development on Broadwell land but is not useful to the village). The development will have adverse impacts on not only the Area of Outstanding Natural Beauty and many conservation areas in which it is situated, and the natural environment, but also on the community around it, especially including the local very small rural village of Broadwell. The impact on the wider landscape will be huge as Stow is a very visible hilltop settlement, on approach from some beautiful protected countryside across the Evenlode valley, and the housing development will be unpleasantly visible to many as it is across the side of the hill. Tourism is a major factor in livelihoods in Stow, and removing traffic from the centre and adding an unsightly huge development will deter travelling tourists from leaving the Fosseway (A429) and enjoying the current market town – there is already a car park in the town that is rarely busy. Many older local residents in the surrounding villages need access by car to the centre of Stow for crucial services, as there is no public transport to utilise. Stow businesses will lose out and the town will also feel less vibrant.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP3

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** There is no evidence of the need for such a proposed new community centre – there are already 2 underused community centres in Stow. The new one would possibly offer business space for remote working which would encourage more traffic again, and an unnecessary as a new 150 space car park adding to the horrendous traffic implications. This goes against the non-development status of Stow (Cirencester, Bourton and Moreton are designated as the key towns for expansion in the Cotswolds). There is already a large car park near the vets/doctors in Stow which is under-utilised, so advertise this better. The need for 37 affordable houses has been identified, and I am happy to support to this limit of need, but there is no justification in their plan for building the 170 or 240 houses proposed which does not match national frameworks. An alternative proposal by Bayhill Property for more sustainable and relevant housing of exactly this 37 property need near St George’s field matches this need much better, in an area closer to all needed facilities, without excess development. This large development will only encourage buy-to-let and second holiday home buyers, of which there are already too many, rather than aid current local residents. There are over 100 empty properties, some part of the 2 new developments built in Stow recently, that have not been sold. Another problem regarding the sustainable factor is that there is no provision for additional GP services, district nursing or school provision in the Neighbourhood plan, putting the current already overloaded services under more pressure. Therefore, just the needed 37 houses (perhaps nearer the school and doctors) would be more bearable by current services

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Environmental impacts are also of concern. Flooding is already in issue in the Broadwell area, with the development inevitable impacting on even more water flow down the hills. The sewage from the new housing estate would be gravity fed down Broadwell Hill to the pumping station on the Oddington Road. When this plant becomes overused it will back up along the land by Evenlode Road in Broadwell and possibly have implications in our village for sewerage not getting away as it should do. There are no sewerage infrastructure upgrades mentioned in the plan.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 4

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** this plan is based on an earlier survey which only 11% of Stow residents answered and few knew about, so presents a very narrow range of views from Stow residents – and none from outlying villages which will be hugely affected

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Request

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Finally, a specific request. Currently, Stow and Swell residents only may vote in the referendum to be held – the impact is huge on Broadwell and its residents, potentially greater than those of the Swells, so I request Broadwell residents to be included in the referendum

**Would you like to comment on another section of the Plan?** No

## Sally Penfold

**Address:** GL54 1EG

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I do not believe there are facilities to support more houses. Specifically the main road in Stow already

struggles with the traffic. Providing affordable housing will not encourage young people to the area which is expensive and has little work opportunities.

**Would you like to comment on another section of the Plan? No**

## Sarah Dennis

**Address:** Borzoi Bookshop, 1 Digbeth Court, Digbeth Street, Stow-on-the-Wold GL54 1BN

**Organisation and position, if applicable:** Owner of Borzoi Bookshop

**State paragraph number or policy you wish to comment on:** 5.31

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Whilst I appreciate the proposal for additional parking, I am concerned about the suggestion of removing existing parking spaces from the town square. The existing set up in the square could be improved with better signage and clear directions of travel for vehicles in town. The parking spaces in the centre of town are vital, particularly for the less mobile customers, when it comes to supporting small businesses in town. Removing them will certainly have an impact on local footfall. Providing additional parking out of town will work for a lot of the footfall but it will need to be reasonably priced and clearly signposted.

**Would you like to comment on another section of the Plan? No**

## Sharon Trimmer

**Address:** April Cottage, Broadwell, Moreton in Marsh, GL56 0TX

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SND Regulation 16 Consultation

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** There are so many reasons to object to the proposed building of houses at the top of Broadwell Hill. Firstly, construction in this location will severely mar the beautiful view from the surrounding area, particularly for the many who use the public footpaths. The Cotswolds is world renowned for its beautiful countryside and any denigration of this will impact those that live here and also importantly the many that visit, an important consideration for local businesses. As a local resident I am also extremely concerned about the impact on my village Broadway with the huge increase in traffic that will result and the huge drain on local resources. As things stand Broadwell Hill can be very busy and it is often difficult to join the traffic going into Stow due to the sheer volume of vehicles on the road. It is not unusual to sit in a traffic jam for half an hour or more just to get through Stow, particularly during the tourist

season. I understand that the proposal already far exceeds what the current local housing needs are. Broadwell, situated so close to the proposed site, must be included in any referendum This development must not proceed, please protect this beautiful area and the views that are there for all to enjoy.

**Would you like to comment on another section of the Plan?** No

## Simon Chamberlayne

**Address:** Manor Farm Condicote GL54 1ES

**Organisation and position, if applicable:** Locall resident

**State paragraph number or policy you wish to comment on:** SSNP7 and SSNP8

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** To protect the AONB. Parking in stow square is already too little for elderly and disabled locals

**Would you like to comment on another section of the Plan?** No

## Simon Charles Waldegrave Beale

**Address:** Anchor Farm, Evenlode, Moreton in Marsh, GLos GL56 0NY

**Organisation and position, if applicable:** Resident

**State paragraph number or policy you wish to comment on:** SSNP7 & SSNP8

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** SSNP7 This planned development is within an AONB. It will be outside the Development Boundary for Stow, it's size will be hugely out of proportion with the town and it is in a prominent hill-top location in a sensitive position within the AONB. National Planning Policy Framework (NPPF) specifies "when considering applications for development within AONBs, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest." These are not exceptional circumstances. The need for affordable housing has been met elsewhere - there is no account taken of the recent application for 37 affordable houses just off the Oddington Road. This development alone fulfils Stow's affordable housing requirement until 2031. In addition, the NPPF specifies that "great weight should be given to conserving and enhancing the landscape and scenic beauty in AONBs which have the highest status of protection in relation to these issues" and the "the scale and extent of development within all these designated areas should be limited". This site is visible right across the Evenlode Vale, from Brailes to Churchill. The light pollution alone will not be preserving the scenic beauty let alone the development itself and the additional traffic.All vehicular access to the

new development will be via Broadwell Hill lane. Traffic congestion here is already a serious problem, especially in the summer and at peak times on the Stow to Moreton road and within Stow, this will add to it considerably with more local traffic and deliveries etc. With regard to pollution the light will impact the Evenlode Vale but flooding of the valley is already a major issue and the pollution from traffic and sewage to the Evenlode river is again a concern today without more traffic. SSNP8 I object to the plans to take out 1/3rd of the car parking spaces in the Square moving cars to a new car park behind Tesco. This will be a 15 minute walk - too far and too inaccessible for the centre of Stow. The Mangersbury Road car park is already under-used because people find it too far from the shops.

**Would you like to comment on another section of the Plan?** No

## Simon Clarke

**Address:** 34 the park stow on the wold GL54 1DX

**Organisation and position, if applicable:** Resident

**State paragraph number or policy you wish to comment on:** 3.7 moving parking.

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Moving some spaces out of the Square may be a good thing but only if alternative parking is provided within close distance

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I believe the number of houses is higher than I would have hoped but can understand the numbers required to allow for parking and community facilities. I can't see it working having the parking at the Broadwell side as too far and will put people off using it. The ideal would be linking it to the town car park at Tesco's

**Would you like to comment on another section of the Plan?** No

## simon henry kenner

**Address:** rectory farmhouse, broadwell, moreton in marsh, glos GL56 0TL

**Organisation and position, if applicable:** n/a

**State paragraph number or policy you wish to comment on:** 1. INTRODUCTION AND BACKGROUND PARA 1.5



Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposal does not conform with several of the "basic conditions" and specifically with regards to conformity as regards sustainable development and the strategic policies contained in the development plan for the area as outlined by CDC in its development strategy

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 1. INTRODUCTION AND BACKGROUND PARA 1.6

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposal involves a wider development which would be on Broadwell Parish Council's parish and insufficient consideration and respect has been given to this given the impact the proposal will have on Broadwell.to

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** INTRODUCTION AND BACKGROUND PARA 2.9

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The report is correct in concluding that Stow has " a tight development boundary with very little developable land"; in acknowledging this then perhaps the proposal should reflect this instead of ignoring it; the local CDC has correctly recognised this and as such has proposed developments should be placed in Bourton and Moreton and NOT in Stow

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** INTRODUCTION AND BACKGROUND PARA 2.10

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The report argues that there is a strong case for seeking to improve Stow's sustainability by providing a significant number of houses that local people can afford. Even if one concurs then the independent assessment for this was 37 such homes and not 200+ as proposed; the recent approval of 37 houses in Stow has now satisfied this alleged demand and thus makes the proposal redundant.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 3.2

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposal breaches the policies stated in this paragraph in numerous ways that frankly the development plan prepared by a USA headquartered consultant is laughable in its woeful flaws and breaches to totally undermine the proposal

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 3.5

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Once again the scant regard for national polices and in particular here the reference to this proposal being an viable exception is manifestly incorrect and breaches such conformity

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 3.6

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Reference is made to "the high quality of the town's environment has been a key factor in the town's economic success" - so why the need for such a proposal given the town's apparent success contrary to the downbeat assessment in the rest of the plan that then assumes a 200+ housing scheme will somehow by implication improve the environment when it will clearly achieve the precise opposite!

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 3.11 & 3.12

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Clearly the regulations regarding the AONB means that this proposal is in breach of such regulations in numerous ways, but in particular that this proposal does not satisfy the conditions relating to being an exception

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 4.17

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** It is incorrect to state the proposal has been roundly supported by all parties when a significant part of the proposal involves Broadwell and no appropriate consultations or considerations have been given to that parish in particular when then impact on Broadwell will be material

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on: 5.2**

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The report explicitly states the town's economic success so why the need for attempts to develop it; moreover, the affordable housing question has been more than satisfied by the recent planning approval for 37 houses in Stow; and finally the need to develop a sustainable infrastructure becomes ever more difficult by implementing this proposal; this in a context where the local CDS has made its strategic decisions regarding development in Bourton and Moreton.

**State paragraph number or policy you wish to comment on: 5.7**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This proposal impacts materially on Broadwell and other local inhabitants and no consideration is given to these other parties which is inconsiderate, inappropriate and frankly selfish!

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on: 5.10**

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposed housing mix is so clearly misaligned to serving local people inasmuch as the vast majority of houses will be unaffordable and equally too large to be consistent with the plan's other aims which are in many cases inconsistent and flawed.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on: 5.19**

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The reason there has been little development in town is because as CDC and indeed this report recognise there is a "tight development boundary" in Stow; as such, Bourton and Moreton have been recognised as Principal Settlements and NOT Stow for very sensible practical reasons; this plan's inconsistency highlights this.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on: 5.34**

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The Plan recognises Stow's existing economic success and the importance of the environment to this success so imposing this proposed development will reverse this as the town becomes a typically congested, utilities under-served habitat with an increasingly unhappy and frustrated population.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 6.3

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The funds available from this will not be sufficient to accommodate the necessary infrastructure to support the impact of this proposal; as an example ,there are already existing infrastructure deficits in areas such as drainage in Stow's environs that are caused by Stow but are not addressed by Stow Council; for this reason bigger picture issues that are beyond the direct remit are not considered in the Plan or the proposal

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 6.4

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** There is little or no evidence to suggest Stow Town Council are working in any way "in partnership" with their elected neighbourhood bodies whilst also having scant regard to CDC's development plans

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This is just floored in so many ways it shows little regard to economic reality

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** APPENDIX E

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This proposal has no appreciation of the AONB impact of the proposal which elsewhere it states the environment is a large part of Stow's economic success; moreover, this plan through its environmental visual impact puts such success at success whilst totally ignoring the impact

on increased traffic volumes associated by the proposal in what is an already congested area.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on:** APPENDIX E

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This proposal does not meet the conditions required of an "exception" in many regards and as such should be rejected; moreover, the recent approval of 37 affordable houses negates the need and justification for this larger inappropriate and ill-considered scheme

**Would you like to comment on another section of the Plan? No**

## Simon Meyrick

**Address:** Park House, Mangersbury, Cheltenham, GL54 1HP

**Organisation and position, if applicable:** Not applicable

**State paragraph number or policy you wish to comment on:** Stow-on-the-Wold and the Swells Neighbourhood Development Plan

Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I broadly support the ambitions of the plan, especially to change the demographic mix of the population by facilitating affordable housing and discouraging more retirement homes. I also support the vision of a more pedestrian friendly town square in Stow by shifting some parking to an adjacent site. I do however think that the plan needs to give greater consideration to the worsening traffic congestion in Stow. Recent developments in Stow and in neighbouring towns such as Moreton-in-Marsh appear to have been allowed to go ahead regardless of the severe overload to the local road network.

**Would you like to comment on another section of the Plan? No**

## simon morant

**Address:** 1 batsford moreton in marsh GL56 9QB

**Organisation and position, if applicable:** RETIRED

**State paragraph number or policy you wish to comment on:** SITE BEHIND TESCO

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** there is already shortage of parking at tesco and being in my 80s it istoo far to walk into stow so would go elsewhere to do my shopping

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** reduction of parking in the square

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** there is already a shortage of parking in the square .why make it worse?

**Would you like to comment on another section of the Plan2?** No

## Simon Shore

**Address:** Stow Art House GL541BQ & Cotswold Art Supplies GL54 1BB

**Organisation and position, if applicable:** Stow Art House and Cotswold Art Supplies.  
Owner

**State paragraph number or policy you wish to comment on:** 3.7 Town Square parking

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Simply put, if customers, patrons and clients are deprived of the existing free two hour parking, they will do elsewhere or shop online and as a result, the town traders will eventually close. Stow will then go one of two ways, neither of them good. The empty shops will become populated by high street chain outlets making it a facsimile of every other high street in the land - in which case, why come to Stow? Or, it will revert back to a backwater of charity shops and tea shops, such as Bourton and no one in the local community will prosper. Stow has to provide a working market, a conduit for local traders and local shoppers to easily and speedily trade with each other. Seasonal tourism trade should be an added bonus. Depriving the local customer base the ability to 'nip into the market square" and park for a brief period of time will kill Stow dead. The council must not make plans to accommodate brief seasonal tourist trade and throw the baby out with the bath water. Local customers keep Stows economy going all year round, not just in Summer. By all means create another car park and encourage the seasonal excess traffic to park there. But do not sever the link between the local traders and their customers.

**Would you like to comment on another section of the Plan?** No

## Sir Andrew Wilson

**Address:** The Counting House, Oddington Road, Stow-on-the-Wo;d, GL54 1AL

**Organisation and position, if applicable:** Stow resident since 1983

**State paragraph number or policy you wish to comment on:** Various

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Whilst I accept that Stow has to accept its responsibility to provide additional housing the proposal to build an additional 240 homes appears to be in breach of national regional and local policies and the effects would overwhelm this historic market town. I would, however, support a smaller more appropriate development including a community hub. I am also surprised that the plan does not explore the case for social housing rather than offer 37 'affordable homes'. The danger with affordable homes is that they will quickly end up on the private housing market and be unaffordable to the very people Stow needs to support our services and businesses. Bourton has social housing why not Stow possibly run by a Housing Association ? I strongly recommend that the plan addresses this important option. I support the proposals to restrict parking in the Square and the provision of additional parking as part of a new reduced development adjacent to Tescos. It is time that the UK looked at how access to parking is dealt with in Europe. In Megeve, France they have controlled access to their square with residents having card readers that gives them privileged access at certain times with tourists having access during the main part of the day ; a win-win situation. My final comment relates to the failure of the plan to identify and then propose costed solutions to the vital need to upgrade Stow's supporting infrastructure. Will there be enough school places, will the surgery have the additional capacity, will the electrical grid and the sewerage systems be able to cope? It is vital that these issues are researched and included in a revised plan that shows clearly what number of houses Stow's infrastructure will support.

**Would you like to comment on another section of the Plan?** No

## Sophia dale

**Address:** Bluebell bank, nether swell, gl54 1jz

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** No need for this amount of houses when local plan says otherwise. Serious traffic concerns with more cars on the roads locally

**Would you like to comment on another section of the Plan?** No

## Sophia Sparke

**Address:** GL54 1JQ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I oppose the proposal as this is an enormous development of 240 homes in an area of AONB. The proposed site is on a very visible hill top and it will adversely affect the character and charm of Stow on the Wold, which should be protected. Furthermore, the traffic in and around Stow on the Wold is already terrible at the best of times and the proposed site will cause yet more problems to an already congested area.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I strongly oppose the reduction of parking in the Square. Parking in the Market Square is already extremely difficult. Many locals rely on being able to quickly nip into the town to pick up either food provisions, medicine or use the Post Office. It would be helpful to have some parking spaces dedicated to max. 30 min. stay bays to allow people to do this and also support the small businesses in Stow on the Wold.

**Would you like to comment on another section of the Plan?** No

## SOPHIE LITTLE

**Address:** ODDINGTON HILL FARM, ODDINGTON ROAD, STOW ON THE WOLD,  
GLOUCESTERSHIRE GL54 1AL

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I do not believe we have the infrastructure for the huge development, we recently had an enormous sewage spill this tons of sewage going into our organic 550 tree cider orchard and into the river evenlode. This is the second time this has happened, STC are meant to allocate small and medium sized sites defined as no larger than 1 hectare. This is outside the development boundary for Stow and it is too big and we cannot accommodate this amount of people in Stow or accommodate the sewage, we have sent the videos to our MP who is very concerned and been in touch with the environment services and thames water who have nothing about it. I am very happy to put it on social media as it was a mass river of sewage coming from Stow on the Wold. I will only be happy for any extra housing once I know that the sewage system and parking in Stow has been sorted.



**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP8**

**Do you support, oppose or otherwise wish to comment on this paragraph? Wish to comment**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** There is no space to park in Stow on the Wold now, let alone if there is extra housing and some parking is taken away. The majority of visitors off peak are over 70yrs, they will never be able to walk 15 minutes from a car park and we pride ourselves in having parking near to coffee shops and shopping. Taking away car parking will not help the locals as it would be a nightmare to have to walk 15 minutes to go and get a pint of milk. It is the most ridiculous idea I have heard and from someone with absolutely NO common sense or from someone who lives nearby. They have obviously never visited Stow and don't shop there locally otherwise they would understand that this is a very stupid idea.

**Would you like to comment on another section of the Plan2? No**

## St Edward's Church Parochial Church Council

**Address:** Church Street, Stow-on-the-Wold, GL54 1AB

**Organisation and position, if applicable:** PCC Secretary

**State paragraph number or policy you wish to comment on:** Planning proposals in The Square at Stow-on-the-Wold

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The Parochial Church Council (PCC) of St Edward's Church has misgivings about the suggestion of reduced parking in The Square. Whilst agreeing with the plan to create additional parking spaces within the town, there is deep concern that if the number of parking spaces in the vicinity of St Edward's Church is decreased, this would have a detrimental effect on some residents' ability to attend church. As confirmed in the demographic statistics, the percentage of older people is increasing. This is the age group which would need to have parking spaces close to the church. If forced to park some distance away it would be difficult for them to walk to St Edward's. They would be discouraged from attending church services and therefore being part of the church community. The PCC hopes that this situation will not arise and thus requests that adequate parking places remain in the Square.

**Would you like to comment on another section of the Plan? No**

Stephen Harris

**Address:** 2 fisher close Stow on the Wold gl541lr

**Organisation and position, if applicable:** Owner of Srhservices and stow residents

**State paragraph number or policy you wish to comment on:** Regulation 16

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** As much as we need more parking in stow sadly most people use residential streets etc to park so there would need to be some thought given to this also affordable homes affordable to who??? Second home owners and commuters no doubt

**Would you like to comment on another section of the Plan?** No

## Stephen Tweedle

**Address:** Little Cottage Donnington GL560XZ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Stows infrastructure is fundamentally NOT equipped to deal with 240 new houses which equates to up to 1000 people plus visitors, 500 more cars making multiple daily journeys in a collapsing and often gridlocked road network. No allowance has been made for additional demand for schooling, medical and care requirements and council support and policing. I'm staggered at the lack of real world awareness of the current collapsing infrastructure our taxes are supposed to fund and the one dimensional thinking that suggests that what Stow needs is another 240 dwellings with all the demands that brings.

**Would you like to comment on another section of the Plan?** No

## steve hastings

**Address:** Guy's Farm Icomb GL54 1JD

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** No exceptional

circumstances as needed for AONB's. Stow's affordable housing requirements are already met until 2031. A large unsightly project that will affect the area negatively.

**Would you like to comment on another section of the Plan?** No

**State paragraph number or policy you wish to comment on:** SSNP8

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Parking in Stow works well. The beauty of it is the proximity most people can get with a very short wait. Changes suggested likely to reduce attraction of Stow.

**Would you like to comment on another section of the Plan?** No

## Stuart Lord

**Address:** 9 Evesham Road, Stow-on-the-Wold, Cheltenham, GL54 1EJ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposal of an additional 240 houses to Stow-on-the-Wold seems a ridiculous and poorly thought out proposal. Logically if there was to be a development, the entrance should be via Tesco entrance and this must be explored further. Utilising the Broadwell road is not appropriate, given it would require yet another set of traffic lights to maintain traffic safety further exacerbating stationary traffic on the Fosse Way, increasing air pollution and overall congestion. Increasing this market towns size by 30% is far too drastic, and by doing so would remove the market town status and therefore ultimately take away its heritage. Why is there a requirement to have a 'retail workspace'? Again, this would take away the heritage and character of a market town where retail, local businesses etc are in the centre of the town. I oppose the the development of such a large scale number of houses in Stow.

**Would you like to comment on another section of the Plan?** No

## Su and Neil Kaplan

**Address:** Parsley House, Mangersbury Glos GL54 1HR

**Organisation and position, if applicable:** Retired resident

**State paragraph number or policy you wish to comment on:** Regulation 16 entire development

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The traffic issue already impacts Stow in a seriously detrimental way. These plans will make matters much worse. Stow attracts an older retired tourist population who couldn't possibly walk from the Tesco parking and would be doubly negative for the local shops already suffering from the current economy

**Would you like to comment on another section of the Plan?** No

## susan comber

**Address:** Hawkwell cottages, church westcote OX7 6SW

**Organisation and position, if applicable:** business owner

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Stow is ram packed as it is, less traffic in the square will lead to less people shopping and there are no significant efforts ever by a pretty useless town council to promote local business in anyway - we depend on those who park in the square. Major importance is the surgery in well lane - apparently overwhelmed at present so how on earth will people get medical attention - plus schools water and sewage - this is a mad, bad - idea which will give money to some and discomfort to thousands of people not to mention wildlife.

**Would you like to comment on another section of the Plan?** No

## Susan Kinder

**Address:** 1 Rectory Barns GL54 1LH

**Organisation and position, if applicable:** N/A

**State paragraph number or policy you wish to comment on:** The intended Bloor housing development behind Tesco

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Too many houses. Not needed - smaller affordable housing development already accepted by planning dept includes eco principles which Bloor does not.

**Would you like to comment on another section of the Plan?** No

# Susan Lewis-Beeching

**Address:** Hunters Moon, CV36 5LZ

**Organisation and position, if applicable:** Pure Silver Design, sales assistant

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** As a shop assistant I already find it very difficult to park to get into work. Moving more cars into Tesco and other car parks will make this worse. If parking becomes worse for me it will result in me not continuing to work in Stow. I also think this will have a detrimental affect on the shops business. The shop is in Talbot Court, which already has significantly less customers coming through.

**Would you like to comment on another section of the Plan?** No

# Susan Luckett

**Address:** 10 Old Quinmoor Farm, Broadwell. GL56 0TB

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP6

Support with modifications

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Regarding the health and well being section (SSNP6) of the plan. In my opinion the plan has little of substance to support the over arching and very relevant bullet points identified. The 'elephant in the room' with this plan is the traffic on the fosse way. No where is air pollution mentioned, or the waste of power of vehicles traveling slowly or not at all through stow. Also the increasing use of local sides roads as 'rat runs' to miss out Stow at peak times. None of the main roads leading to stow are in my opinion safe to cycle for on for leisure any more. Crossing the Fosse way is difficult and dangerous at the unicorn traffic lights if you want to walk down to Swell. 30years ago when I moved into our first home here there was a plan for a northern relief road for Stow, I remember the plans and meetings about it. It's a shame this never materialised. It is virtually essential to have a car in this area, and that is not going to change with this plan. Sadly it is virtually impossible to get a taxi at short notice, which also make it less easy to manage without owning a car. One good thing in recent years is the Swell Millenium path. Why don't you open up the proposed development site north east of Stow as a recreational country park area where people can walk and exercise, meat and chat and also enjoy the fresh air and beautiful views the town offers. It would be a fantastic sloping down to the ancient wells and linking to the town. That would be something to be proud of.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I oppose the development North east of Stow. It is an open hill top position, the land behind Tesco's is the highest point of Stow on the Wold. It's bleakness and scenic view, sloping north east, and very exposed, are typical of the town. However, it's bleakness and altitude mean it is always colder than Moreton and Bourton, not a desirable location. Also, as this is the highest point in Stow there is wonderful view at the moment across the Evenlode valley from the Broadwell road, a quiet lane which is enjoyed by walkers who do the loop from the square along the wells and back up the lane. I don't believe the community centre is needed or will be used, as there are other premises, such as the Church rooms, the Youth Club centre and St Edwards Hall. Regarding a car park: I believe the Maugesbury road car park is rarely full, so perhaps make this free to encourage people to use it. Commuting through Stow is already difficult due to slow traffic at peak times, and most of the day in the summer. I don't agree that this large number of homes is going to have no further impact on the dreadful traffic delays. I welcome the idea of affordable homes in the future, but this is not the right location and other issues need to be resolved like traffic and transport, and well paid employment.

**Would you like to comment on another section of the Plan?** No

## Susan Mary Treggiari

**Address:** 32, Chestnut Avenue, Headington, Oxford, OX3 9JH

**Organisation and position, if applicable:** Retired professor

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** An intrusive development on the skyline would diminish the beauty of an AONB. I grew up at Lower Slaughter and know how Stow dominates the Windrush and Evenlode Valleys.

**Would you like to comment on another section of the Plan?** No

## SUSAN NOCK

**Address:** SMENHAM FARM, ICOMB, CHELTENHAM, GL54 1JQ

**Organisation and position, if applicable:** House Owner

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I oppose the propose plans for new houses behind Tesco on the following grounds. It is in AONB and there are no exceptional reasons why this protection should be ignored. Why ruin a very beautiful part of the Cotswolds which is visible from villages over a wide area. How will the local services, particularly the sewage works, cope with new houses when it cannot deal with the sewage from the houses already built. This would mean even more overflow into the River Evenlode and the consequences of that action. As for the traffic from the intended entrance to the new estate on the Broadwell Road. There are daily lengthy queues and traffic jams on a daily basis trying to get through on the Fosse Way and this will make matters even worse. I understand that Stow Town Council wish to build more affordable houses, but there is already an application for 37 affordable houses off the Oddington Road and this development fulfils Stow's requirement until 2031.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Most people would agree that parking in Stow is a problem. However, Stow is a busy and vibrant small town and somehow we manage to cope. If the parking is reduced Stow will loose a lot of local shoppers who regularly use the Post Office, the Pharmacy, Cash Machines, the Butcher and many of the local shops. I am not prepared to park behind Tesco or in the Mangersbury Road car park and walk 15 minutes into Stow and 15 minutes back to the car. Perhaps a compromise can be worked out so that people on quick errands can park for a short time.

**Would you like to comment on another section of the Plan?** No

## Susanna Wilcox

**Address:** Millham, Broadwell, Moreton in Marsh, GL56 0TS

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** 3.7. 4.4. Policy SSNP7

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Well, obviously if my life was longer this reply would follow suit. Parking 3.7. If you were serious about this you would consider tiered parking as you find at the coop in Chipping Norton. No one especially locals want to pay to park miles away to use local services such as the Post Office.4.4 it was interesting in your survey that transport received 209 responses, education received 214 , planning and housing 140 and yet this plan is predominantly about housing. Policy SSNP7

talks about the development of houses at the top of the Broadwell Road. Like my father I have always appreciated that our young should be able to remain where they grew up but as I sit inside listening to the rain continue to fall and my fields fill up with water I must ask where is your sewage and water run off plan. All well and good to say we need new houses but without RESPONSIBLE water and sewage collection our lives will be thoroughly miserable. Thames Water as I write has been pumping raw sewage into the River Evenlode for the last 127 hours. This is no longer the river channel, this is the surrounding field. Your very worthy environmental concerns do not take this into account, probably because you don't know this. There are missing paragraphs in your plan, namely those your residents thought important, TRAFFIC, EDUCATION and a new one, SEWAGE. In your plan you have missed an opportunity to build a framework for the expectations you have of Gloucestershire Highways. I could continue and if you wish to give me a call I will be more than happy.

**Would you like to comment on another section of the Plan?** No

## Suzanne Roberts

**Address:** Two Stones , Evenlode GL56 0NY

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** STOW7/ S61

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Impact on surrounding villages. Cars trying to access The Fosse which is already impossible especially around Stow. Light pollution . The development is too large and the schools /hospitals /GP surgeries could not cope.

**Would you like to comment on another section of the Plan?** No

## Tara Douglas-Home

**Address:** Knightmill, Quenington, Cirencester, Glos, GL7 5BN

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This is a development within an AONB and the NPPF specifies "when considering applications for development within AONBs, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest." These are not exceptional circumstances. The need for affordable housing has been met elsewhere. In addition to this this development would have an



enormous impact on the surrounding landscape and scenic beauty being visible for miles around.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP8**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Parking in the square works very well, it is fluid and allows support to local shops. A reduction on the parking would have a detrimental impact on both business and the thriving square it is. It would not be a good step forward.

**Would you like to comment on another section of the Plan2? No**

## The Hon. Teresa Stopford Sackville

**Address:** Idbury House, Idbury , OX7 6RU

**Organisation and position, if applicable:** Local resident

**State paragraph number or policy you wish to comment on: SSNP7**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I object to the proposals for the following reasons - We live in an AONB, which over the past two decades or so has seen immense development, which in turn has lead to increased traffic problems. If this development does go ahead, the surrounding villages will become more and more of a "rat run" as traffic tries to avoid the already congested Fosse Way and Stow on the Wold. As an example, the village in which I live, is already one such rat run, with increased traffic from new housing developments in the area (Rissington), speeding through the village, ignoring all speed restrictions, as they rush to catch the all important train at Kingham. Walking through the village is now taking your life in your hands, and can be very scary for residents trying to walk, with or without their dogs, particularly as there is not a single pavement in the entire village. This, I fear, would become a widespread problem for some of the the other, currently beautiful, Cotswold villages in the Stow area. I understand that the criteria for affordable housing in the town has already been met, therefore I do wonder who this so called affordable housing is for.

**Would you like to comment on another section of the Plan? No**

## Tiana Ricketts

**Address:** The Cider House, Mangersbury, Cheltenham, GL54 1HP

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The A429 is already overburdened with traffic. There are many housing developments in construction that will feed onto the road this this would be yet another.

**Would you like to comment on another section of the Plan?** No

## Tilly Flaux

**Address:** Oddington Top, Upper Oddington GL56 0XN

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP8

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposal is to take out one-third of the parking in Stow Square. This can hardly be of economic benefit to the businesses in Stow as the proposed new parking is 15 minutes away - hardly a practical alternative. Stow is our local town and many of us drive from the nearby villages to Stow to do quick errands and pick up provisions. We will be deterred from doing so by increased congestion and few parking spaces.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP7

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I am strongly opposed to the proposal to build a large development NE of Stow. This site is on agricultural land on a prominent hill top position in the AONB. This land should be protected by the National Planning Policy Framework and should only be built on in exceptional circumstances. The proposal is for 240 houses (of which 70 are in Broadwell Parish again on agricultural land), 70 affordable. This is not even in line with CDC's Local Plan which states that STC should be looking to allocate small and medium-sized sites defined as no larger than 1 hectare. Not only is this site outside the Development Boundary for Stow but it is too large, completely out of proportion with the size of the town and will bring even more congestion to the Fosse Way A429 than is already the case.. STC have identified the need to provide 37 affordable houses between now and 2031 but the need for affordable housing has already been met by the development that has been granted permission on the Oddington Road site. STC assert that the site is well connected to the town but this is not true. Vehicular access will be via Broadwell Hill lane. The junction of Broadwell Hill land and the A429 is already often congested. Villages to the north and east of Stow are very concerned that this will lead to even more cars diverting through them in order to avoid Stow.

Donnington, Broadwell, Evenlode and Oddington already suffer from this and when even more traffic is generated by all the development this side of Moreton, this will only get worse.

**Would you like to comment on another section of the Plan?** No

## Tim & Judy Proger

**Address:** Barn Cottage, Evenlode, Moreton-in-Marsh, GL560NY

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** The proposed development of up to 270 houses at the top of Broadwell Hill

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** For all the reasons given in the detailed Broadwell Parish Council report opposing this development including Schools, GP Surgery, sewage processing, flooding and traffic The towns infrastructure including schools, Gp surgery

**Would you like to comment on another section of the Plan?** No

## Timothy Tasker

**Address:** 3 The Bank, Broadwell, GL560TZ

**Organisation and position, if applicable:** Director at Timothy Tasker Architects Ltd

**State paragraph number or policy you wish to comment on:** Policy SSNP7 - Land North East of Stow

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This highly damaging proposal is extreme in its scale, blunt in its execution and has complete disregard for the unique characteristics of this precious hilltop town and its relationship to the surrounding landscape. The historic settlement pattern of Stow has been ignored by an out of character hillside master plan development that exposes itself to far reaching views across the Evenlode Valley. It makes a complete mockery of the intrinsic value of the AONB in this unique landscape. Due to the above, and in addition to many further reasons which are detailed in the submitted Duncan Chadwick report, it is my firm opinion that the plan must not proceed any further. I am in favour of development across the AONB but cannot support a scheme which dismisses the long standing sensitivities of the towns expansion which have been upheld for thousands of years. I look forward to hearing from the council and being given the opportunity to comment on any future stages of the preparation of the Neighbourhood Plan later in 2024. Best Regards, Timothy Tasker

**Would you like to comment on another section of the Plan?** No

# Tina Hamer

**Address:** 37 Roman Way, Bourton GL542 EW

**Organisation and position, if applicable:** McTimoney Practitioner

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Overdeveloped already - not enough infrastructure to cope and traffic is already causing massive congestion. This is an AONB and there is no need for this development- it will add nothing and detract a great deal.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8".

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** There is no justification in making people walk 15 mins from Tescos to the town centre. This would affect the elderly, those with young children and anyone who wants to stop very briefly. The current spaces are not enough due to the explosion of traffic due to the masses of houses newly built. Improving the Stow traffic lights would be a major bonus. The last 10 years have seen exponential growth, traffic chaos and angry drivers becoming frustrated and parking in some crazy places. Sort out the lights before you introduce yet more development and traffic. The infrastructure needs a good overhaul too.

**Would you like to comment on another section of the Plan?** No

# Trevor Bigg

**Address:** Nazareth Field, Church Westcote, Gloucestershire, OX7 6SF

**Organisation and position, if applicable:** Chairman, Westcote Parish Meeting

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The National Planning Policy Framework (NPPF) specifies "when considering applications for development within AONBs, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in

the public interest.” These are not exceptional circumstances. The need for affordable housing has been met elsewhere.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP8**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** We live within 4 miles of Stow on the Wold and need to use the few non-tourist shops still available, for example the chemist and the butcher. To shop two persons are needed as, due to the lack of parking spaces, we have to double park while attending the shops. The proposed development could introduce up to 500 cars to the community making local shopping even more difficult.

**Would you like to comment on another section of the Plan2? No**

## Tricia Roeser

**Address:** Sedgeley ?Cottage, Back Lane, Upper Oddington, GL56 0XL

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** Stow Neighbourhood development

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Stow does not have the infrastructure to deal with this number of new homes bringing with it extra cars, people, need for schools, transport, availability of doctors, narrow roads, pollution due to increase of traffic etc etc

**Would you like to comment on another section of the Plan? No**

## Valentine Fishlock

**Address:** Icomb Place, Icomb, Gloucestershire GL54 1JL

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on: SSNP7**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The development is within the AONB. the National Planning Policy Framework (NPPF) specifies “when

considering applications for development within AONBs, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.” These are not exceptional circumstances. The need for affordable housing has been met elsewhere. In addition, the NPPF specifies that “great weight should be given to conserving and enhancing the landscape and scenic beauty in AONBs which have the highest status of protection in relation to these issues” and the “the scale and extent of development within all these designated areas should be limited”. This site is visible right across the Evenlode Vale, from Brailes to Churchill. It will affect us all.

**Would you like to comment on another section of the Plan? No**

## Valerie Margaret Watson

**Address:** 2 Aubrey Mews, Lower Swell Road, Stow on the Wold GL54 1NA

**Organisation and position, if applicable:** St Edward’s Church

**State paragraph number or policy you wish to comment on:** SSNP 3.7

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** More car parking is needed in Stow but the number of spaces in the Market Square should be retained. Many older parishioners who attend St Edward’s Church depend on being able to park close to the church. They are still able to drive but walking long distances from car parks, such as the one beside Tesco’s car park, is too much for them. Please retain the same number of spaces in the Market Square.

**Would you like to comment on another section of the Plan? No**

## Verity Edwards-Flaherty

**Address:** 11 Fosse Folly, Stow on the wold, GL54 1AD

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP1

Support

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Lack of affordable housing for younger people and families In Stow, Numbers are down in the primary school through lack of children in the area.

**Would you like to comment on another section of the Plan? No**

# Vicki Williams

**Address:** 51 Griffin Close

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposal is for a development of 170-240 houses to be built in Stow o the Wold. The survey carried out in the town identified a small development of affordable houses. With the recent approval of 37-50 affordable houses on the Oddington Road, this fulfuls the need,. The proposal to build a large development in the town would be unsustainable. The roads in Stow are congested, the medical care unsatisfactory and more houses would accerbate already strained services

**Would you like to comment on another section of the Plan?** No

# Victoria Orr-Ewing

**Address:** OX7 6HJ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The proposed building is completely unnecessary as the need for affordable housing has been met by the recent application off the Oddington road. It would be a travesty to build more houses in this AONB which can be seen from miles around. I also think it would damage the shops & hotels in the town centre if much of the parking in the Square is removed.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** Car park

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The centre of Stow would loose its heart if there is less parking. People are not prepared to walk a long way with their shopping. The underused car park at Mangersbury is a good example.

**Would you like to comment on another section of the Plan2?** No

# Victoria Brackenbury

**Address:** OX7 6XE

**Organisation and position, if applicable:** N/a

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** This is an area of outstanding natural beauty and needs to be protected. Affordable housing is being provided elsewhere. There is no need for it here

**Would you like to comment on another section of the Plan?** No

# Wendy Sandford

**Address:** Mulberry house wigginton ox15 4la

**Organisation and position, if applicable:** Work in stow

**State paragraph number or policy you wish to comment on:** 5.31

Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Parking should not be taken away or reduced in the square it provides a quick turnover of customers who wish to just pop into a few shops that they would not bother to do so if they had to park some way and walk. customers

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** 8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Wish to comment

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I do it think that the area needs to be repurposed stow already has a functioning farmers market and the town hall also provides a venue for commercial activities

**Would you like to comment on another section of the Plan2?** No

# Willa Prest

**Address:** Upper Slaughter



**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I oppose the development within the AONB. The National Planning Policy Framework specifies “when considering applications for development within AONBs, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.” These are not exceptional circumstances and I do not see any viable public interest arguments either. The need for affordable housing has been met elsewhere. In addition, the NPPF specifies that “great weight should be given to conserving and enhancing the landscape and scenic beauty in AONBs which have the highest status of protection in relation to these issues” and the “the scale and extent of development within all these designated areas should be limited”.

**Would you like to comment on another section of the Plan?** Yes

**State paragraph number or policy you wish to comment on:** SSNP8

**Do you support, oppose or otherwise wish to comment on this paragraph?** Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** I do not think that the reduction to parking in Stow-on-the-Wold square is a useful project. This will be a 15 minute walk - too far and too inaccessible for the centre of Stow. The Maugersbury Road car park is already under-used because people find it too far from the shops. This will be a huge loss both to the business in Stow and will generate unnecessary traffic on already congested roads.

**Would you like to comment on another section of the Plan2?** No

## William Alan Ramsey

**Address:** Beale Cottage Icomb Cheltenham GL54 1JE

**Organisation and position, if applicable:** Not Applicable

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The National Planning Framework provides that planning permission for major development in an Area Of Outstanding Natural Beauty should only be granted in “exceptional circumstances “ and where it is in the public interest to do so. The proposal does not fall within this criteria and

will result in a blight on the landscape. I also serious concerns as to the capacity of the existing infrastructure to cope with development of this magnitude.

**Would you like to comment on another section of the Plan? Yes**

**State paragraph number or policy you wish to comment on: SSNP8**

**Do you support, oppose or otherwise wish to comment on this paragraph? Oppose**

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Reducing parking capacity lan the Town Square is an attack upon those who are unable to walk long distances to access the facilities in the town. Further the proposal only pushes the pressures of parking elsewhere with no real benefit to anyone. Increased parking facilities are only required if proposals which result in increased demand (such as major developments) are implemented

**Would you like to comment on another section of the Plan2? No**

## William Hanks

**Address:** 9 Evesham Road, Stow on the Wold, GL54 1EJ

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on:**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** Oppose the number of house, the need for multi function building etc.

**Would you like to comment on another section of the Plan? No**

## William Lane

**Address:** Great rissington, gl542lh

**Organisation and position, if applicable:**

**State paragraph number or policy you wish to comment on: Ssnp7**

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** The traffic is already horrendous through Stow without adding to it. Affordable housing is already allocated in Oddington rd.

**Would you like to comment on another section of the Plan? No**

# William Richard Skidmore Neill

**Address:** Templis, Broadwell, Moreton in Marsh, Glos. GL560TU.

**Organisation and position, if applicable:** Churchwarden- Broadwell Parochial Church Council. Councillor -Broadwell Parish Council.

**State paragraph number or policy you wish to comment on:** SSNP7

Oppose

**Please give details of your reasons for support or opposition, or make comment. What improvements or modifications would you suggest?** In my opinion the development is far too large if we assume only 170 houses it will be equivalent in size to the entire village of Broadwell. The development is sited in a highly visible ridge in the AONB.

Referring to paragraph G I fail to see how any travel strategy is going to stop both residents from the new houses and those visitors using the car parking facilities who finding the traffic on the A429 congested try to find an alternative route through Broadwell thereby creating a "rat run". Although not in the Neighbourhood plan it is quite clear that Bloor intend to apply to build on Broadwell Parish land therefore I believe that the village of Broadwell should be allowed to vote in the referendum. The neighbourhood plan refers to the benefits of a new Community facility within the development, in my opinion there already exist ample facilities within the town..

**Would you like to comment on another section of the Plan?** No