

15/01718/OUT Erection of a Doctor's Surgery with associated parking (including additional parking for the town) Tall Trees Oddington Road Stow-On-The-Wold Cheltenham Gloucestershire GL54 1HR.

The Board responded to the previous version of this current application (14/04138/OUT) requesting the Council to consider whether the development proposed conserved and enhanced the landscape and scenic beauty of the Cotswolds AONB in accordance with paragraph 115 of the NPPF.

The Board also notes the relationship between this application site and the adjacent Stow Fair site application 15/01809/FUL for the erection of a primary health care centre and 5 residential units.

In both cases the Board notes the primary health care centre/doctor's surgery element may be in the public interest, subject to no other sites being available and subject to significant mitigation measures being agreed. Therefore, the requirements of Paragraph 115 (and 116 if the Council consider either scheme to be major development) of the NPPF could possibly be met, solely for the primary health care centre/doctor's surgery element, despite both sites being outside the established settlement boundary.

Even if the Council consider Paragraph 116 of the NPPF not to be relevant in either case, the NPPG 2014 still confirms that "great weight" should be given to conserving landscape and scenic beauty.

In terms of specific landscape impact the Tall Trees proposal does offer a number of advantages above the adjacent Stow Fair site which include (a) a visually more contained site with clearly defined boundaries adjacent to the settlement boundary that has the potential through careful design, layout and landscaping to integrate into the landscape (b) there are existing buildings on the site and the development will be seen in the context of other comparable uses including the nearby veterinary surgery (instead of simply sitting in a field) (c) The site is adjacent to the edge of the settlement which is significant both in terms of the sequential test and landscape impact (d) this proposal does not include the 5 dwellings that forms part of the Stow Fair site proposal, which bring an element of harm to the AONB in their own right.

In conclusion, if the Council can confirm that the need for a new doctor's surgery cannot be met through any other more suitable sites within the settlement boundary; that this proposal can be brought forward and will meet a specific identified public interest in this case; and subject to significant mitigation measures; then the Board accept the exceptional circumstances behind this proposal and raise no objection. Indeed the potential development of this site for a new doctor's surgery would avoid the greater harm that the adjacent Stow Fair site proposal could result in.