

**RE: 15/01809/FUL Erection of a primary health care centre, 5 residential units and associated infrastructure, parking and landscaping. Land Parcel Stow Fair Site Between Mangersbury Road And A436 Mangersbury Road Stow-On-The-Wold Gloucestershire.**

The Cotswolds Conservation Board wishes to maintain their **objection** for the following reasons:

As stated in relation to the original application, the Board considers the proposals fail to conserve the landscape and scenic beauty of the Cotswolds AONB as required by paragraph 115 of the NPPF. However, the primary health care element of the scheme may be in the public interest, subject to no other site being available, subject to significant mitigation measures being agreed.

The Board has noted the improvements to the scheme, including the reduction in the scale/bulk of the surgery building and the 5 houses and improved detailing; the offer of a clearer Section 106 Legal Agreement to control the future use of the land; and benefits including the undergrounding of overhead electricity lines. Accordingly, although there may be exceptional circumstances that support the primary health care element, the Board does not consider there to be exceptional circumstances to support the housing element of the proposal, the provision for which could be met in some other way with less detrimental effect on the environment.

(The Board's full comments in respect of the original application 14/02576/FUL are attached).