

## Broadwell Parish Council

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Councillors Present: Councillors T Leonard (TL), E Ashton (EA), W Neill (WN), N Brindley (NB) & A Wodzianski (AW), R Ross (RR)

Members of public were present. The clerk was absent and notes were taken by Cllr Ross & the chairman.

### **Draft Minutes for the extraordinary meeting called on 17<sup>th</sup> February 23**

Following the strong turnout on Friday evening to discuss the Stow Neighbourhood Plan and specifically its impact to Broadwell residents, here is a summary of the points raised and discussed (in no particular order).

All 4 documents that make up their Neighbourhood plan can be viewed here:

<https://stowonthewold-tc.gov.uk/neighbourhood-plan/>

It is really important to have our say now as this is in **CONSULTATION STAGES** and after this point, we will not be able to voice our views as part of the process. The planning application has not been put in yet from Bloor, but it is expected that it will be if the Plan is agreed in its current form.

Everyone in the village can have their feedback. **Please feedback by 20th March, as follows:**

**Email** (preferred): [stowplan@stowonthewold-tc.gov.uk](mailto:stowplan@stowonthewold-tc.gov.uk)

**BY Post:**Neighbourhood Plan Comments The Town Clerk,Stow on the Wold Town Council, Stow Youth Centre,Fosseway,

Stow on the Wold, Gloucestershire GL54 1DW

There is also a **link online** on the Neighbourhood Plan page: <https://stowonthewold-tc.gov.uk/neighbourhood-plan/>

Please scroll down to the comments form, below the plan details.

### **Comments/ discussions:**

1) **Stow have identified the need for 37 affordable houses**, between now and 2031. There is no justification in their plan for building the 170 or 240 proposed.

The 37 houses over 10 years have been identified as 22 rented and 15 affordable owned.

The builder (Bloor Homes) aims to build 170 homes to make it viable (?) to provide the 37 homes required and will potentially increase to 240 if they apply to build on land in Broadwell parish.

For info there are over 100 empty properties for older residents as part of the 2 new developments built in Stow recently.These have not been successfully sold.

2) 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 2 underused community centres in Stow. The new one would possibly offer business space for remote working.

There is already a large car park near the Vets/ Doctors in Stow which is under-utilised. The plan to remove parking from Stow Square would potentially mean that for outlying residents who need to drive to Stow to do errands (eg go to Post office, collect prescriptions etc) would not be able to park in the square and instead would need to park in one of the larger car parks and walk in. This may discourage people from travelling to Stow.

3) **Traffic implications:** There is no provision in the plan for any highway recommendations. Stow is becoming much more congested on the Fosseway with increased waiting times more frequent. The volume of traffic through the A429 (a lot of it through traffic ) is growing. We discussed whether we could commission a traffic survey to confirm the traffic issues. The main worry for Broadwell is that our 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 area etc. 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. It also has 2 blind corners on it. There is no provision for the traffic to pull out onto the Fosseway, potentially causing long queues. It was discussed whether Smart Traffic lights could be introduced (funding currently not available ) or whether access for any new houses built behind Tesco to exit through the Tesco traffic lights road system. This looks unlikely from conversations with Tesco.

4) **Sewage and drainage:** The sewage from the new housing estate would be gravity feed 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 are no sewerage infrastructure upgrades mentioned in the plan.

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

4) Cirencester, Bourton and Moreton have already been designated as the key towns of expansion in the Cotswolds, and not Stow.

5) The plan to build the houses in Stow is outside the area of permitted development in Stow. It would be building on a **Greenbelt land** which is currently agricultural land.

6) The site for the new houses is **clearly visible** across the Evenlode valley as its in an elevated position. This does not fit with an area of outstanding natural beauty (AONB) or in a conservation area.

7) The population of Stow has fallen to 1941 in 2019. The number of residents who completed the survey in 2022 was 214, so 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.

8) There is **no provision for additional GP services or District nursing** in the Neighbourhood plan putting the current already overloaded services under more pressure.