



THAME

Town Council

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Tel: 01844 212833 Fax: 01844 216094
Graham Hunt, Town Clerk & RFO

Ref: GM/AO

Amanda Rendell
South Oxfordshire District Council
135 Eastern Avenue
Milton Park
Abingdon
OX14 4SB

Dear Ms Rendell

Application Reference: P16/S2874/FUL

Removal of conditions 4 – Secured by Design and 22 – Code for Sustainable Homes on planning permission P14/S1619/O (Construction of 108 dwellings including affordable housing, hard and soft landscaping, open space, parking provision and associated infrastructure).

Thank you for the opportunity to comment on this application. As indicated on the attached sheet Thame Town Council consider this application should be refused (at least in part) for the following reasons:

Condition 22: Code for Sustainable Homes

The adoption of the Code within both the SODC Core Strategy Policy CSQ2 and the Thame Neighbourhood Plan (TNP) Policy ESDQ13 was undertaken under extant planning legislation. The Deregulation Act 2015 will alter this legislation to ensure that nationally all buildings will be built to a standard that will be prescribed within Building Regulations. The initial level chosen will be Code Level 4 of the repealed Code for Sustainable Homes.

The necessary clauses in the Deregulation Act have yet to be given effect; in order for this to happen, the necessary changes will have to be made in primary Building Regulations. SODC Building Control have kindly advised the Town Council that these changes have not yet been made.

In light of this, coupled with the fact that the relevant sections (42 and 43) of the Deregulation Act have not yet been enacted means that by removing condition 22 the developers, by following existing building regulations, would build their properties to a lower standard than required by both the SODC Core Strategy and the TNP policies; this would also be contrary to the spirit of the planned, raised amendments to both Planning and Building Control law and regulations. There is particular concern around the area of conservation of energy. This part of the application named above should be refused on these grounds and the requirement for Condition 22 kept.

Condition 4: Secured by Design

The Deregulation Act 2015 aimed to simplify Planning and Building Control regulations around home security. The former standards specified within the Secured by Design standard have indeed been incorporated into Building Control Regulations. However, this applies only where full (Building Control) applications, building notices or initial notices have been made **after** 1st October 2015. This date was adopted in order to enable the cancellation of these or other standards contained within Local or Neighbourhood Plan policies. Should SODC be satisfied that no application or notice was made to SODC Building Control before this date, or refers to works commenced before this date then the Town Council believes Condition 4 can be removed. If an application or notice was made, then Condition 4 will still be required.

Should you have any questions regarding our response to this application please do not hesitate in contacting us.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G Markland', with a small flourish at the end.

Graeme Markland
Neighbourhood Plan Continuity Officer

Planning

HEAD OF SERVICE : **Adrian Duffield**



Listening Learning Leading

CONSULTATION WITH THAME TOWN COUNCIL

OFFICER: **Amanda Rendell**

**PLEASE RETURN TO SODC NOT LATER
THAN 12 NOON ON 15 SEPTEMBER 2016**

Tel : 01235 422600
Textphone: 18001 01235 422600

135 Eastern Avenue Milton Park
ABINGDON OX14 4SB

Application Reference: P16/S2874/FUL (Full Application)

Application Type (see definition over): Major

Proposal: Removal of conditions 4 - Secured By Design and 22 - Code For Sustainable Homes on planning permission P14/S1619/O.□

Construction of 108 dwellings including affordable housing, hard and soft landscaping open space, parking provision and associated infrastructure.

Address: Land South of Wenman Road THAME Oxon OX9 3UF

THAME TOWN COUNCIL:

considers that this application should be **APPROVED**
for the following reasons:

considers that this application should be **REFUSED**
for the following reasons (planning reasons must be given) :

has **NO STRONG VIEWS** on this application
and accepts that SODC will determine it as it considers
appropriate. (Please include any comments below)

If you have a current Parish Plan does it support your view
on this application?

If so, please give details of the relevant section below:

YES/NO
(Please circle)

Chapter 11 Environment, Sustainability and

Design Quality Policies ESDQ13

Signed on behalf of Thame Town Council

Amanda Rendell

Date *14/09/16*

PLEASE NOTE: We will display your comments on our website under 'consultations' in the specific application. If you have strong views on the application we encourage you to contact your local Ward Member and, if the application is referred to committee, attend the meeting to present your views.